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# CITY of COLUSA HOUSING ELEMENT

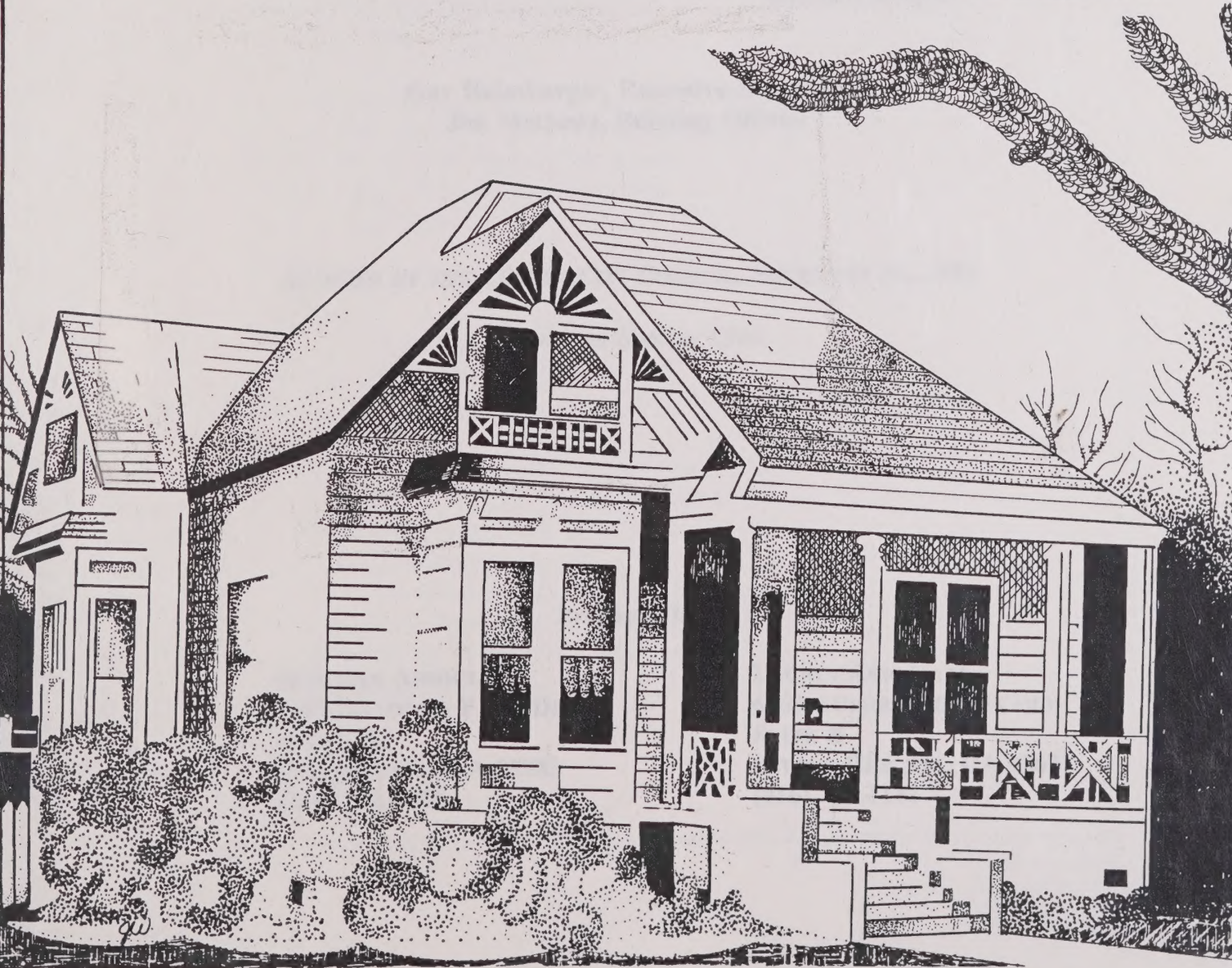






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**HOUSING ELEMENT  
OF THE  
COLUSA GENERAL PLAN**

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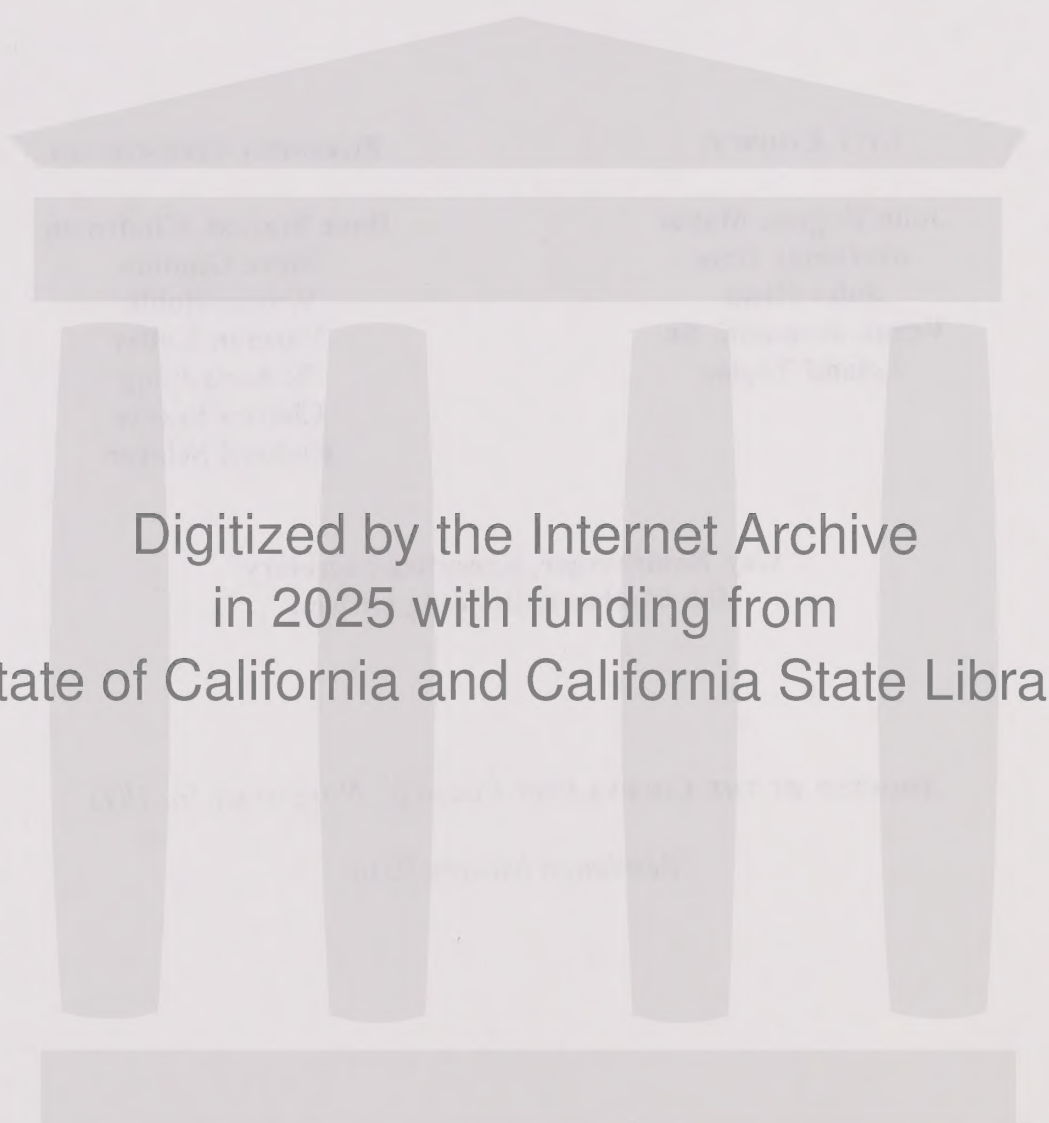
***ADOPTED BY THE COLUSA CITY COUNCIL, NOVEMBER 16, 1993***

***Resolution Number 9336***

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## **I. INTRODUCTION**

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### **A. Authorization**

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of their adopted general plans. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

### **B. Purpose and Content**

This updated housing element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. It examines the City of Colusa's housing needs as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives and policies concerning those needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. The housing program details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. Upon its adoption by the Colusa City Council, this updated housing element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is undergoing substantial change. As a result, the methods for achieving the City of Colusa's objectives, or the ability to meet them at all, as stated today, may be less relevant tomorrow or a year from tomorrow. Therefore, it is intended that this housing element be reviewed annually and updated and modified not less than every five years in order to remain relevant and useful to decision makers, the private sector, and the residents of the City.

It should be pointed out that State law explicitly indicates that the City of Colusa is not expected to spend any of its own funds in carrying out the objectives of this element. It is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under State law are to: 1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; 2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the





community; and 3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

### **C. Relationship to Other Elements and Plans**

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. All other elements of the Colusa General Plan are currently (1993) being updated. City staff has reviewed the other draft elements of the general plan and has determined that this element is consistent therewith. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

### **D. Use of Relevant and Current Data**

To properly understand housing, a complete review and analysis of the community's population characteristics and housing stock must be performed. An attempt has been made to use the most current socioeconomic and building data available in the updating of this element. The primary sources of data are the U.S. Census, 1980 and 1990 reports, and State Department of Finance updates. Where reasonably available, this data was updated with more current information.

The 1991 Regional Housing Needs Plan, formulated by the Tri-County Area Planning Council, was utilized in preparing this document. This is the only available model which disaggregates housing needs among all economic segments of the community.

Finally, the data collected by various sources and utilized in the updating of this element may reflect totals which are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. However, where totals of population and housing counts were reported for the same period, they may have been adjusted to be consistent with the most valid source known.

### **E. Citizen Participation**

This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants, Willdan Associates and Laurin Associates. Citizen input was received through workshops and public hearings conducted by the Planning Commission and City Council. The notices for these workshops and hearings were published in a local newspaper and prominently posted at City Hall and other public facilities. These notices were printed in both English and Spanish in order to provide adequate outreach to the City's Hispanic population. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element. These organizations include the Colusa County Department of Social Services, the Glenn County Human Resources Agency, and several non-profit housing corporations that have been active in developing or preserving affordable housing within the City.





## II. REVIEW OF PREVIOUS HOUSING ELEMENT

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When preparing an updated housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: 1) the effectiveness of the housing element in the attainment of the State housing goal; 2) an analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

### A. Objectives

The objectives for the construction of new housing units contained in the previous housing element were a direct reflection of the housing need estimates contained in the Regional Housing Needs Plan of the Tri-County Area Planning Council. As indicated in the previous element, 251 new housing units needed to be constructed within the City between 1985 and 1992. Based on a "fair share" allocation of regional housing needs, as determined by the State Department of Housing and Community Development (HCD) for the Tri-County Area Planning Council, the breakdown of these units by household income category was as follows: 73 very low income (less than 50 percent of the median family income); 50 low income (50 to 80 percent of the median); 40 moderate income (80 to 120 percent of the median); and 88 above moderate income (more than 120 percent of the median). In addition to the construction of 251 new units, the previous element anticipated that at least 22 housing units would be rehabilitated between 1988 and 1992.

### B. Results

As shown in Table 1, a total of 157 new housing units were constructed in the City between 1985 and 1992, or approximately 22 units per year. While detailed information regarding the cost of each of these units is not readily available, it has been estimated that seven of these units are low income units, 48 of these units are moderate income units, and the balance are above moderate income units. No very low income units were constructed over this period.

With regard to the rehabilitation or conservation of units that are affordable to lower income households, a total of 41 units were rehabilitated between 1985 and 1992 (and more specifically since 1988) using a combination of Community Development Block Grant (CDBG), State CHRP-O Program, and Farmers Home Administration (FmHA) funds. In making the existing housing stock more affordable to lower income residents, 13 households in the City received rental assistance during this period. The sources of funding for this assistance were the Section 8 Certificate and Housing Voucher programs of the Federal Department of Housing and Urban Development (HUD), locally administered by the Community Action Division of the Glenn County Human Resources Agency. Additional affordable housing was provided for 166 lower income households through the continued availability of privately owned low income rental housing that was constructed using HUD and FmHA financing.



**TABLE 1**  
**HOUSING OBJECTIVES AND ACTUAL ACCOMPLISHMENTS**  
**1985-92**

<b>New Construction</b>			
<b>Income Category</b>	<b>Number of New Units Needed (1)</b>	<b>Number of Units Actually Constructed (2)</b>	<b>Surplus/ Deficit</b>
Very Low	73	0	-73
Low	50	7	-43
Moderate	40	48	+8
Above Moderate	<u>88</u>	<u>102</u>	<u>+14</u>
<b>TOTALS</b>	<b>251</b>	<b>157</b>	<b>-94</b>
<b>Rehabilitation</b>			
Objective: 22 Units			
Actually Rehabilitated: 41 Units			
<b>Rental Assistance/Assisted Housing</b>			
<b>Type of Assistance</b>	<b>Low Income</b>	<b>Very Low Income</b>	
Rental Assistance		13	
HUD/FmHA Subsidized	88	78	

- (1) Estimated needs per Regional Housing Needs Plan used in preparing the previous housing element.  
(2) Based on data compiled by Laurin Associates.

A summary of the progress made in carrying out each of the programs contained in the prior element is presented in Table 2.

The total number of new housing units constructed in the City over the prior planning period fell somewhat short of the total projected need, while the number of units rehabilitated was nearly twice the minimum number the City expected to be rehabilitated. The shortfall in new housing starts was due to a variety of reasons, not the least of which were the investment decisions being made in the private marketplace and the fact that the City's objectives may have been overly ambitious. The recessionary economy of the State and region over the last several years, in particular, affected investment decisions being made by the development industry.

The lack of new construction in the very low and low income categories was at least partially attributable to funding and staffing limitations. While the City has been active in pursuing the use of State and Federal housing assistance programs, the funds that are available have been limited and the competition among agencies for those funds has been intense. At the same time,





the limited City staff that is available to focus on local housing needs has affected the City's administrative capacity to formulate and carry out programs to facilitate new construction. However, as reflected by the quantified objectives presented in the Housing Program section of this element, the City's efforts during the prior planning period are expected to result in the increased production of lower income housing units over the next four years. In fact, the groundbreaking recently occurred for the construction of 30 units of very low income housing.

### **C. Implications for New Element**

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 1988 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated element, the City of Colusa has reaffirmed its commitment to these goals, while augmenting the supporting policies.

In establishing its current objectives and programs, the City once again considered its experience over the past seven year period. Based on this experience, certain programs contained in the prior element have been deleted or modified while some new programs have been added. Several programs that were not initiated, but are still quite pertinent, have been carried over and will be implemented during the current planning period. Finally, since the quantified objectives contained in this element are based on empirical data, they are more realistic and attainable than those contained in the prior element and reflect the economic recession that has gripped California during the early 1990's.





**TABLE 2  
STATUS OF PROGRAMS  
CONTAINED IN PRIOR ELEMENT**

PROGRAM	STATUS
Require environmental review of all new residential projects in order to assess and mitigate related impacts.	Ongoing Implementation
Vigorously enforce the Uniform Building Code (UBC).	Ongoing Implementation
Rehabilitate at least 22 lower income housing units.	Rehabilitated 41 units
Promote weatherization of housing units to reduce housing costs and conserve energy.	Ongoing Implementation
Continue to collect park development fee from new projects to support park facilities and programs.	Ongoing Implementation
Continue to use zoning ordinance to support preservation of historic homes.	Ongoing Implementation
Vigorously enforce sections of UBC concerning handicapped access.	Ongoing Implementation
Identify appropriate R-3/R-4 zoned areas where homeless shelter could be established and investigate funding sources therefor.	Partially accomplished - Eliminated (See discussion on Page 34)
Amend zoning ordinance to add provisions dealing with second units.	Not accomplished - Carried forward
Revise zoning ordinance to add density bonus provisions.	Not accomplished - Carried forward
Explore ways of assisting in the development of low cost housing for the elderly.	Accomplished - Project underway
Add a Senior Living Section to the zoning ordinance.	Not accomplished - Carried forward
Expedientiously process projects designed to serve low income and special needs groups.	Ongoing Implementation
Assist developers in participating in programs to provide affordable housing.	Ongoing Implementation
Revise zoning ordinance to allow mobile homes in any residential zone.	Not accomplished - Carried forward
Promote fair housing and refer discrimination complaints to appropriate agencies.	Ongoing Implementation
Continue to plan for provision of City's fair share of regional housing.	Ongoing Implementation
Study need to annex additional area for future housing development.	Accomplished - Additional area annexed



### III. COMMUNITY PROFILE

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In order to effectively determine the present and future housing needs of the City of Colusa, demographic and socioeconomic variables such as population, households, current housing stock, and incomes must be analyzed.

The following information was obtained from United States Census reports, the State Department of Finance, the County and City of Colusa, and various other informational sources.

#### A. Population Trends and Projections

Population growth in the City of Colusa averaged approximately 2.1 percent per year from 1980 to 1990, as shown in Table 3. This is a 17.4 percent increase for the decade. The 1993 estimated population for the City is 5,134 persons, or a 3.9 percent increase over the figure reported in the 1990 Census.

**TABLE 3  
POPULATION GROWTH**

YEAR	POPULATION	PERCENTAGE CHANGE
1980	4,075	0.1
1983	4,244	4.0
1987	4,824	12.0
1990	4,934	2.2
1993	5,134	3.9

Source: State Department of Finance and United States Census

The rate of population growth has slowly decreased in the 1990's, to an average annual growth rate of approximately 1.3 percent. Based on the following classification system, the City of Colusa is experiencing a slow population growth rate.

1.0% or Less	Slow Growth
3.0%	Moderate Growth
5.0% or More	Rapid Growth

A weakening economy during the 1990's is the main reason for the slow population growth; however, the fact that most of the available land within the city limits had been developed (prior to recent annexations) was also a contributor. With an improving economy and various housing developments slated to start in the near future, population growth within the City should once again increase.





## **B. Household Size**

The household formation rate is the prime determinant for housing demand. Households can form even in periods of static population growth, as adult children leave home, through divorce, and with the aging of the general population.

The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household.

Over the past five years, the number of persons per household has remained virtually static, as shown in Table 4. The 1993 Census states that the number of persons per household in the City is 2.7, or the same as in 1988.

**TABLE 4  
HOUSEHOLD SIZE**

YEAR	PERSONS PER HOUSEHOLD
1988	2.70
1993	2.72

Source: State Department of Finance and 1990 Census

## **C. Ethnicity**

The City of Colusa is a community with a predominately Caucasian population, as indicated by statistics from the 1990 Census. Caucasians constitute approximately 81 percent of the total population within the City, which is comparable to that of other rural communities in the region. However, due to the manner in which the census was conducted, the City's Hispanic population has been included under the Caucasian and other ethnic groups in the census. When broken out separately, Hispanics constitute approximately 32 percent of Colusa's population. The City's Hispanic population has risen in recent years, due largely to the Colusa economy's heavy emphasis on agriculture and related services.

Other major ethnic groups have remained relatively stable as a percentage of the City's total population and reflect the State's rural averages. Both the Black and Asian/Pacific Islander populations have slightly declined as a percentage of the overall population within the City of Colusa in recent years. Conversely, people in the American Indian/Alaskan Native population group were recorded within the City of Colusa by the 1990 Census, which was not the case in previous reporting periods. The ethnic breakdown in the City is detailed below in Table 5.



**TABLE 5  
ETHNICITY**

ETHNIC GROUP	PERCENTAGE OF TOTAL POPULATION	TOTAL POPULATION NUMBER
White	81.2	4,004
Black	0.4	22
American Indian/Alaskan Native	2.3	112
Asian/Pacific Islander	2.9	145
Other	13.2	651
TOTALS	100.0	4,934
Hispanic (1)	32.0	1,580

Source: 1990 Census

- (1) The Hispanic population group is not broken out as a separate ethnic group in the Federal Census. The people who consider themselves as Hispanic are actually included under the ethnic classifications listed above. Since the people who consider themselves Hispanic constitute a very significant portion of the overall population of the City, their numbers have been disaggregated for the purposes of this document.

#### **D. Age Characteristics**

The population of the City of Colusa is classified as very young, with a median age of only 31.3 years. The largest age cohort is persons of 25 to 44 years, which constitutes 31.2 percent of the City's total population. Following closely behind is the 0 to 17 year old age cohort, which represents 30.5 percent of Colusa's total population. The next largest age cohort is persons 45 to 64, with 17.8 percent of the population, with persons 65 and older constituting 11.9 percent of the City's population. The smallest age cohort is the 18 to 24 population, which accounts for only 8.6 percent of the population. Table 6 details the age characteristics for the City's population, based on 1990 Census data.





**TABLE 6  
AGE CHARACTERISTICS**

AGE COHORT	ACTUAL POPULATION	PERCENTAGE OF POPULATION
0 - 17	1,505	30.5
18 - 24	424	8.6
25 - 44	1,542	31.2
45 - 64	878	17.8
65 and over	585	11.9
TOTAL	4,934	100.0

Source: 1990 Census

**E. Income Characteristics and Poverty Status**

Standard income groups are established by HUD and are based on the median income of the area which can either be the entire county or a Metropolitan Statistical Area (MSA). The groups are defined as follows.

Very Low . . . . . Households Earning Less Than 50% of the Median Income  
 Low . . . . . Households Earning Between 50% and 80% of the Median Income  
 Moderate . . . . . Households Earning Between 80% and 120% of the Median Income  
 Above Moderate . . . . . Households Earning Above 120% of the Median Income

For all housing programs in the City of Colusa, eligibility is based on the median income for the County, which was \$33,600 in 1990. It should be noted that this income figure is not based solely on data collected within the city limits, but rather the entire County of Colusa. The actual income figure for the City in 1990 was substantially less at \$25,219. However, based on the relevant figure of \$33,600, the 1990 income ranges and the percentages and numbers of households falling within each range are shown below in Table 7. Additionally, data from the 1990 Census indicates that approximately 10.7 percent of Colusa's population is living below the poverty level.



**TABLE 7**  
**HOUSEHOLDS BY INCOME GROUP**

INCOME GROUP	RELATED INCOME RANGE	HOUSEHOLDS IN INCOME RANGE	PERCENTAGE IN INCOME RANGE
Very Low	\$0 - \$16,800	456	25%
Low	\$16,801 - \$26,880	329	18%
Moderate	\$26,881 - \$40,320	365	20%
Above Moderate	\$40,321 And Above	676	37%
TOTAL	-----	1,826	100%

Source: Federal Department of Housing and Urban Development

More recent estimates have been made as to the median income and number of households in the City. However, the 1990 Census provides the most complete set of data available from which conclusions can be drawn.

#### **F. Historic Residential Construction Trends**

Over the past ten years, housing construction in the City has averaged approximately 35 units per year. This figure has been bolstered by numbers from the early 1980's, which saw rapid growth in the number of housing units constructed. More recently, the past five years have seen an average of 20 housing units constructed per year. Given the fluctuating economy over this period of time, the consistency in the number of housing units constructed per year is considered good. The number of housing units constructed, broken down into the categories of single family, multi-family and mobile units, is shown on the following page in Table 8.





**TABLE 8**  
**TEN YEAR RESIDENTIAL CONSTRUCTION PROFILE**

YEAR CONSTRUCTED	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME
1983	56	40	4
1984	49	6	12
1985	33	16	0
1986	19	4	1
1987	6	4	0
1988	17	0	0
1989	7	12	0
1990	6	8	1
1991	19	4	0
1992	20	6	0
TOTAL	232	100	18

Source: City of Colusa, Building and Safety Department

### **G. Type and Age of Residential Structures**

Table 9 details housing characteristics for the City of Colusa.

**TABLE 9**  
**HOUSING CHARACTERISTICS - 1993**

HOUSING TYPE	NUMBER OF UNITS
Single Family Units	1495
Duplexes, Triplexes, Quadplexes	184
Apartments (5 or more units)	236
Mobile Homes	50
TOTAL HOUSING UNITS	1965

Source: State Department of Finance

A review of the housing characteristics for 1993 shows that single family units constitute 76.1 percent of the housing stock in the City, a clear majority. When mobile homes are included in this total, the number of single family units increases to 78.6 percent. Multiple housing units



(apartments with five or more units) account for 12.0 percent of the housing stock in the City, whereas duplexes, triplexes and quadplexes constitute 9.4 percent of the City's housing units.

The housing stock in Colusa is considered relatively old, with many historical homes and structures existing in the community. Many housing units were constructed in the early periods of the City's development, which translates into a high percentage of the dwelling units being over 30 years old. There are 1,009 housing units in the City that are over 30 years old, which represents over 53 percent of the City's entire housing stock. Additionally, 496 dwelling units, or 26 percent of the City's housing stock, were constructed prior to 1939, or 54 years ago.

## **H. Housing Condition**

In February of 1993, the City of Colusa contracted with Laurin Associates to conduct a housing condition survey of all dwelling units in the City.

The survey was completed in accordance with the methodology stipulated in the 1993 State CDBG Training Manual. The information contained in Tables 10 and 11 represents the results of that survey.

**TABLE 10  
HOUSING CONDITION — CITY OF COLUSA**

UNIT CONDITION	NUMBER	PERCENT
Sound	1,403	71.8%
Very Minor Repair	85	4.4%
Minor Repair	189	9.7%
Moderate Repair	217	11.1%
Substantial Repair	42	2.1%
Dilapidated	18	0.9%
TOTALS	1,954	100.0%

Source: Laurin Associates, 1993.





**TABLE 11**  
**HOUSING CONDITION BY UNIT TYPE**  
**CITY OF COLUSA**

CONDITION	SINGLE NUMBER/%	MULTI NUMBER/%	MOBILE <sup>(1)</sup> NUMBER/%	TOTAL NUMBER/%
Sound	1,010/69.2%	340/80.0%	53/75.7%	1,403/71.8%
Very Minor	81/5.6%	4/0.9%	0/0%	85/4.4%
Minor	161/11.0%	20/4.7%	8/11.4%	189/9.7%
Moderate	166/11.4%	45/10.6%	6/8.6%	217/11.1%
Substantial	26/1.8%	13/3.1%	3/4.3%	42/2.1%
Dilapidated	15/1.0%	3/0.7%	0/0%	18/0.9%
TOTALS	1,459	425	70	1,954

- (1) The count of mobile homes includes 37 standard house trailer units in an established park at the south end of the City and the permanent trailers in two parks at the north end of the City. The two parks at the north end of the City permit the permanent placement of travel-type trailers for year-round housing as well as overnigheters and temporary placement. While it is recognized that a travel trailer may not be appropriate year-round housing, only the condition of the unit was reviewed.

Source: Laurin Associates, 1993.

## **I. Tenure**

According to the 1990 Census, almost 40 percent of all households in the City of Colusa are renters. Table 12 illustrates that this is almost exactly the same rate as in the nearby City of Williams and only slightly more than the 36.5 percent renter rate in the County of Colusa.

**TABLE 12**  
**HOUSING TENURE AND OCCUPANCY**

	CITY OF COLUSA	COLUSA COUNTY
Occupied Units	1,804	5,612
Renters	717 - 39.7%	2,048 - 36.5%
Owners	1,087 - 60.3%	3,564 - 63.5%

Source: 1990 Census

## **J. Overcrowding**

According to the 1990 Census, almost ten percent of all households in the City of Colusa are classified as "overcrowded," defined as containing more than 1.01 persons per room. Of these households, 49 (4.5%) are homeowner households and 116 (16.2%) are renter households.



These percentages are considerably smaller than those for Colusa County, which has 13 percent overcrowded households. The breakdown of these households, as shown in Table 13, is 3,564 (7.9%) homeowner households and 2,048 (21.9%) renter households.

**TABLE 13**  
**INCIDENCE OF OVERCROWDING<sup>(1)</sup>**

	CITY OF COLUSA	COLUSA COUNTY
<b>OWNER-OCCUPIED UNITS</b>	1,087	3,564
1.01+ persons/room	49	283
Percent	4.5%	7.9%
<b>RENTER-OCCUPIED UNITS</b>	717	2,048
1.01+ persons/room	116	448
Percent	16.2%	21.9%

(1) Defined as more than 1.01 persons per room

Source: 1990 Census.

#### **K. Overpayment**

A household is considered to be "overpaying" if its monthly housing cost or gross rent exceeds 30 percent of its gross income.

According to the 1990 Census, 21 percent of all households in the City of Colusa spent more than 30 percent of their gross income for housing. Approximately 27 percent of all renters and 16 percent of all owner households in the City "overpay."

Overpayment is a significant problem for renter households and, as Table 14 shows, especially for households earning less than 50 percent of the 1990 median household income for Colusa County (i.e., less than \$16,800).

Almost 49 percent of all households with incomes less than \$10,000 a year pay more than 30 percent of their income for shelter. Almost 29 percent (348) of all households earning the 1990 County median income (\$33,600) or less overpay for housing.





**TABLE 14**  
**HOUSEHOLDS OVERPAYING — CITY OF COLUSA**

	Paying 30-34%	Paying > 35%	Total
<b>OWNER HOUSEHOLDS</b>			
Less than \$10,000 income	6	33	39
10,000 - 19,999 income	19	35	54
20,000 - 34,999 income	17	43	60
More than \$35,000 income	15	9	24
TOTALS	57	120	177 (16.3%)
<b>RENTER HOUSEHOLDS</b>			
Less than \$10,000 income	0	74	74
10,000 - 19,999 income	56	52	108
20,000 - 34,999 income	6	7	13
More than \$35,000 income	0	0	0
TOTALS	62	133	195 (27.2%)
<b>SUMMARY — ALL HOUSEHOLDS</b>			
	Paying 30-34%	Paying > 35%	Total / Percent
Less than \$10,000 income	6	107	113 / 48.5%
10,000 - 19,999 income	75	87	162 / 40.9%
20,000 - 34,999 income	23	50	73 / 12.2%
More than \$35,000 income	15	9	24 / 4.3%
TOTALS	119	253	372 / 20.8%

Source: 1990 Census

## **L. Vacancy Rates**

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate drives the cost of housing upward and increases tolerance for substandard units.

In a healthy market, the vacancy rate is between five and eight percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

Information in the 1990 Census, as presented in Table 15, shows the overall housing vacancy rate in the City of Colusa was 4.9 percent. This breaks down to a one percent vacancy rate for owner



occupied housing and a 4.6 percent vacancy rate for renter occupied housing. By comparison, Colusa County had an overall housing vacancy rate in 1990 of 10.8 percent: one percent for owner occupied units and 4.9 percent for renter units. The largest difference was for "seasonal" units: there were seven vacant "seasonal" units in the City and 265 in the County. In addition, there were 29 vacant migrant worker units in the County, but none in the City.

The 1993 Summary Report prepared by the State Department of Finance indicates that the City of Colusa currently has a 5.09 percent vacancy rate.

**TABLE 15**  
**VACANCY RATES — 1990**

	COLUSA CITY	COLUSA COUNTY
Total Units	1,896	6,295
Total Vacant	92	683
Percent Vacant	4.9%	10.8%
Owner Vacant	11	35
Renter Vacant	33	100
Rent/Sold Not Occ.	10	30
Seasonal	7	265
Other Vacant	31	224
Migrant Worker	0	29

Source: 1990 Census

## **M. Housing Affordability**

### **Homeowners**

According to the 1990 Census, the median value of a single-family home in the City of Colusa was \$71,600. The median home value in the City compared favorably with the median in the County which was \$68,900, as shown in Table 16. With the national and regional recession there is little reason to believe that values have increased over the last two years.

The 1990 Census collected and reported selected monthly costs for owner occupied dwellings. In the City of Colusa, homes with a mortgage had a median monthly cost of \$612; without a mortgage the monthly cost was \$174. The median monthly cost of mortgaged homes in the County was \$576 and the median monthly cost of homes without a mortgage was \$171.

Mortgage interest rates are a prime determinant of home affordability. Table 18 indicates that at a conventional interest rate of eight percent, a household earning the City of Colusa median income of \$25,219 could qualify for the median value home in the City. Newer homes are selling in the \$100,000 to \$125,000 range. A household would have to earn





between \$22,000 and \$30,000 a year to qualify. These assertions assume that the household does not have a large outstanding consumer debt (i.e., credit cards, revolving loans or car loans) which could otherwise disqualify them.

## Renters

The 1990 Census indicates the median gross rent in the City of Colusa was \$342, as displayed in Table 17. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the median rent is affordable to households earning \$13,680 a year. The gross rent in the County was lower than the City at \$337.

**TABLE 16**  
**HOME VALUES — 1990**

HOME VALUE	NUMBER OF UNITS	
	CITY OF COLUSA	COLUSA COUNTY
< \$50,000	143	570
\$50,000 - 99,999	644	1,470
\$100,000 - 149,999	135	361
\$150,000 - 199,999	37	112
\$200,000 - 299,999	15	47
\$300,000 +	4	7
MEDIAN VALUE	\$71,600	\$68,999

Source: 1990 Census



**TABLE 17**  
**MEDIAN GROSS RENT — 1990**

RENT	NUMBER OF HOUSEHOLDS	
	CITY	COUNTY
\$ 0 - 99	9	17
\$100 - 149	6	50
\$150 - 199	45	114
\$200 - 249	48	168
\$250 - 299	116	230
\$300 - 349	108	233
\$350 - 399	101	247
\$400 - 449	71	163
\$450 - 499	85	157
\$500 - 549	44	113
\$550 - 599	42	74
\$600 - 649	13	25
\$650 - 699	8	20
\$700 - 749	0	18
\$740 - 999	7	23
\$1,000 +	0	7
No Cash Rent	14	198

Source: 1990 Census

**TABLE 18**  
**HOUSING AFFORDABILITY BY INCOME**

INTEREST RATE	ANNUAL INCOME							
	\$14,000	\$16,000	\$20,000	\$25,000	\$30,000	\$35,000	\$40,000	\$45,000
15%	30,450	34,800	43,500	54,350	65,200	76,100	87,000	97,850
14%	32,460	37,100	46,400	58,000	69,600	81,200	92,800	104,400
13%	34,825	39,800	49,700	62,100	74,550	87,000	99,400	111,850
12%	37,450	42,800	53,450	66,800	80,200	93,550	106,900	120,300
11%	40,470	46,250	57,750	72,150	86,600	101,050	115,500	129,900
10%	43,900	50,200	62,650	78,300	94,000	109,650	123,300	141,000
9%	47,775	54,600	68,355	85,400	102,500	119,600	136,700	153,750
8%	55,600	63,640	79,450	99,350	119,250	139,150	159,050	178,900
7%	61,300	70,200	87,630	109,570	131,500	153,500	175,400	197,350
6%	68,050	77,900	97,240	121,600	145,900	170,300	194,650	219,000

Data based on a conventional 30-year mortgage with no down payment. Does not include tax and insurance. Assumes borrower does not have large consumer debt, which could affect amount borrowed from individual lenders.



## N. At-Risk Housing Analysis

### 1. Introduction

The California Government Code (Section 65583) requires that this element include a study of all low income rental housing units which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the housing element.

In the case of the City of Colusa, certain types of HUD and State sponsored projects, and any locally financed projects with specified time and use restrictions, must be evaluated. The analysis must contain the following components as required by HCD:

- ◆ A comprehensive inventory of all subsidized rental housing units.
- ◆ A cost comparison of replacing or preserving any units which will become at-risk in the ten-year period.
- ◆ Identification of non-profit entities qualified to acquire and manage rental housing.
- ◆ Identification of possible sources and potential funds for preserving housing units.
- ◆ Inventory of existing and proposed City programs for preserving at-risk units.

The first segment for analyzing at-risk units is 1993-1997, and the second segment is 1998-2002.

### 2. Inventory of Affordable Rental Housing Units

The inventory prepared for this study is comprehensive, in that it identifies all of the low income rental units in Colusa, regardless of restrictions and time frames. Over time, this will serve as a list, to be regularly monitored, to evaluate the possible loss of affordable units and also as planning information for use in analyzing the distribution and concentrations of lower income units in the City. Based on information gathered from HUD and FmHA, it has been determined that none of the units in the existing subsidized complexes, namely the Devonshire Apartments, Colusa Greens, and Colusa Gardens, will be at-risk prior to the year 2002.

The first reference used was an inventory of federally assisted low income rental housing complexes subject to termination of mortgage or rental restrictions, prepared by HCD. The **Devonshire Apartments** was financed through the HUD 236 program in 1972. Prior to the 1992 termination date, the owners of the complex filed a plan of action with HUD under the Emergency Low Income Housing Preservation Act of 1987. The owners are currently completing the Title II process which will result in selling the project to Rural





Communities Housing Development Corporation of Ukiah and the establishment of a Section 8 contract to assure the continuation of rental assistance to very low and low income tenants. This contract will be for twenty years and, therefore, will effectively assure that the complex will not be removed from the affordable housing stock in Colusa.

In addition, there are two FmHA Section 515 family rental projects in the City. **Colusa Greens** was put in service in March 1984 and is subject to a twenty-year prepayment provision, which means that the complex will not become at-risk until March 2004. If subsequent financing is arranged on this project by March 2004, it would include a twenty-year provision.

**Colusa Gardens**, a 96-unit family complex was constructed in 1978, which means that the original twenty-year prepayment provision would have lapsed in 1998. However, the project was refinanced with FmHA in 1991 with a fifty-year provision. In summary, neither of the FmHA complexes are in jeopardy of being at-risk by 2002.



(1) **DEVONSHIRE APARTMENTS**

Wescott Ave  
Colusa, CA

HUD Section 236  
Built 1972  
30 Units - Family

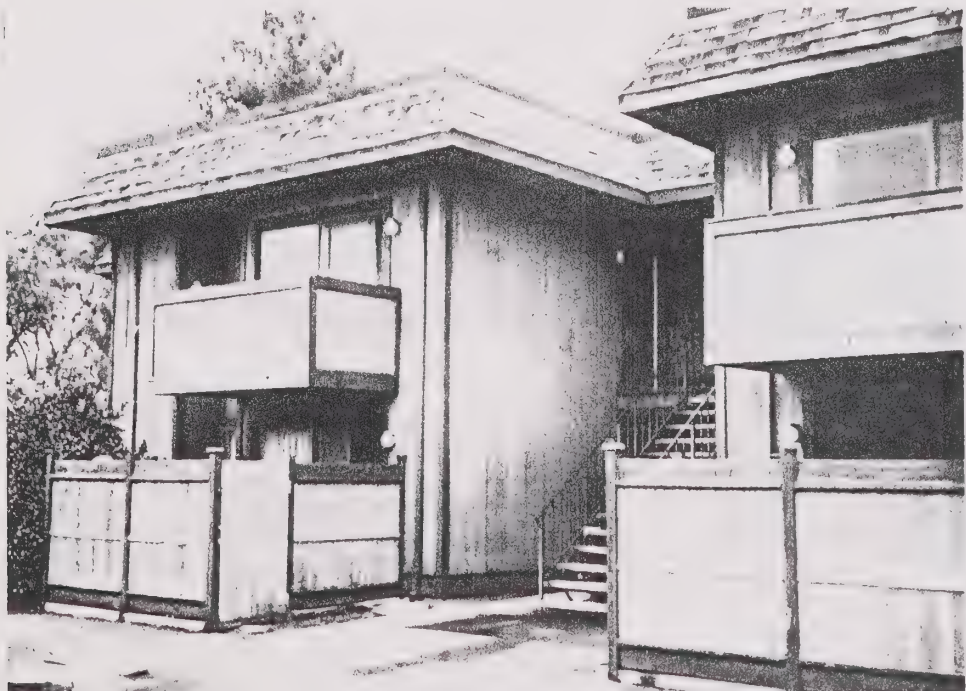
Owner: Devonshire Investment Co., Reno, NV

Affordability Restrictions: Originally July 1992; under the new Section 8 contract provisions, twenty years from the date of contract issuance, which is anticipated to be early 1994.

Unit Mix:     10 One Bedroom Units  
              16 Two Bedroom Units  
              6 Three Bedroom Units

Comments: Rural Communities Housing Development Corporation will become the new owners under the provisions of the agreement that is in the process of being completed with HUD. A twenty-year Section 8 contract will be issued to provide continued rental assistance to existing and future low and very low income tenants.

Description: Complex is in good condition but is in need of minor rehabilitation and maintenance. Owners report that improvements are planned and will soon be underway to the roofs and parking areas, as well as painting and internal repairs as units are turned over.







- (2) **COLUSA GREENS**  
Highway 20  
Colusa, CA

FmHA Section 515  
Built 1984  
40 Units - Family

Owner: Rooftree, Rocklin, CA

Affordability Restrictions: Original prepayment provisions terminate in March 2004.

Unit Mix: 16 One Bedroom Units  
24 Two Bedroom Units

Comments: The earliest date these units could become at-risk would be 2004, if the owner chooses to prepay the loan. Incentives offered by FmHA are likely to prolong the affordability of these units for at least another twenty years.

Description: Two-story wood frame buildings located on a large parcel with abundant common landscaped areas and parking. The buildings are presently being painted and repaired on the exterior.





(3) **COLUSA GARDENS**  
Wescott Road  
Colusa, CA

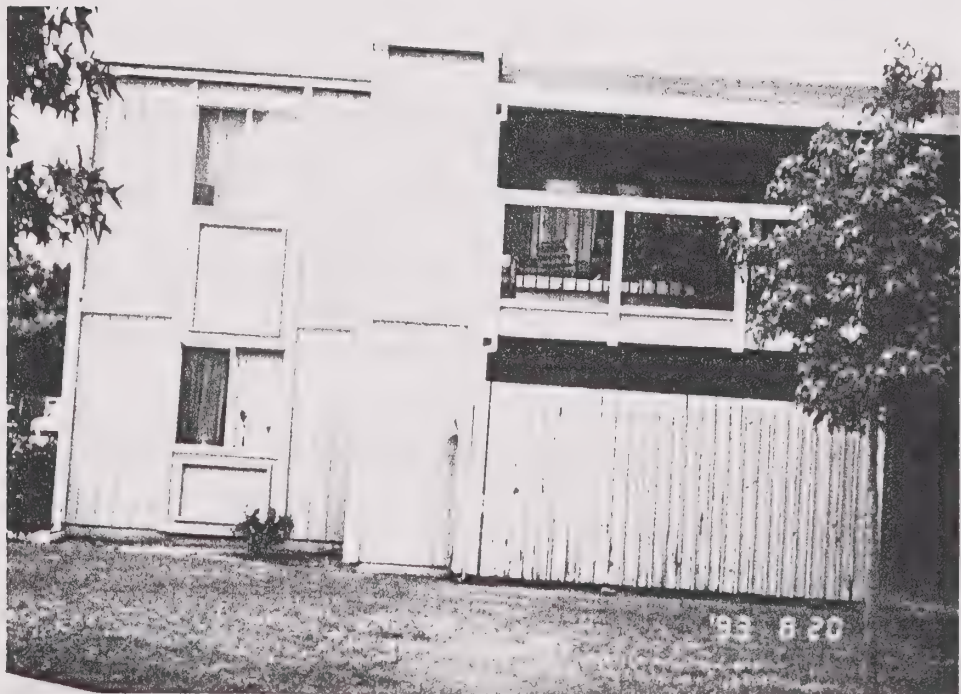
FmHA Section 515  
Built 1978  
96 Units - Family

Owner: Colusa Gardens Investment Co., Lodi, CA

Affordability Restrictions: Refinancing in 1991 carries a fifty-year prepayment restriction, which will expire in 2041.

Unit Mix: 32 One Bedroom Units  
64 Two Bedroom Units

Description: An attractive large complex of two-story buildings surrounded by landscaped and parking areas which are maintained in very good condition.





(4) **ESKATON SENIOR APARTMENTS**

Carson Road  
Colusa, CA

HUD 202 Elderly  
Under Construction  
30 Units

Owner: Eskaton, Carmichael, CA

Affordability Restrictions: Elderly tenants over 62 years who meet income restrictions will pay no more than 30% of their income for rent. These restrictions will be in effect for the life of the project.

Unit Mix:       8 Studio Units  
                  21 One Bedroom Units  
                  1 Manager's Unit

Description: This complex will be completed in 1994 and will consist of single-story buildings. The City has just issued building permits for the project.

**3. Summary of At-Risk Rental Housing Units**

For the 1993-1997 Period - 0 Units

For the 1998-2002 period - 0 Units

**4. Preservation Resources**

Efforts by the City to retain low income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Firstly, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation. The only non-profits which have an established association with the City or have sought the right of first refusal status with the California Department of Housing and Community Development are:

Rural Communities Housing Development Corp.  
237 E. Gobbi Street  
Ukiah, CA 95482

Rural California Housing Corp.  
2125 19th Street  
Sacramento, CA 95818

La Casa Development  
286 Greenhouse Marketplace, Suite 258  
San Leandro, CA 94579





## **5. Recommended Procedures**

The City should consider establishing procedures for monitoring, information dissemination, tenant counseling, and identifying potential funding sources.

- (a) Regularly monitor the complexes which are on State or Federal inventories of at-risk units, and any other new units which are built in the future.
- (b) Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing-related issues.
- (c) Establish review procedures for determining adequacy, and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk.
- (d) Develop a Request for Qualifications (RFQ) format which solicits the background as well as organizational structure of interested entities with no previous experience with the City in other community programs.
- (e) Adopt a Preservation Strategies Plan which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing.
- (f) Review, and amend if necessary, the City's active housing programs, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing lower income housing in the City.
- (g) Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community.

## **6. Financing Resources For Housing Preservation**

The potential resources that could become a part of the City's overall financial plan for retaining affordable units, which might become at-risk in the future, include the following:

- (a) HUD Programs — Future funding for new projects is unpredictable and perhaps even unlikely, given the recent policy of the Federal government. Project-based Section 8 contracts with HUD-subsidized rents sufficient to permit owners a reasonable return, and/or to cover debt service on acquisition for new purchasers, is a realistic and probable tool which should assist in retaining units.
- (b) Community Development Block Grant Funds — Colusa, not being an "entitlement" community for these funds, obviously cannot rely on annual appropriations to sustain eligible programs, including housing-related activities. In 1988, 1990, 1991, and again



in 1992, the City received State CDBG funds and designated most of it for housing rehabilitation activities. As these loans are repaid a revolving loan fund will be created which could be a resource for preservation activities.

(c) Redevelopment Agency Tax Increment Funds — Only if, in the future, a Redevelopment Agency were established in Colusa would there potentially be tax increment resources available to assist in preserving or creating additional affordable housing in the community.

(d) Mortgage Revenue Bonds — The City should analyze its capacity to provide credit support for issuing revenue bonds, designated for the purpose of creating or conserving affordable housing units. As a primary sponsor for this type of bond-funded activities, the City would have the ability to require and enforce the use and retention of units for lower income households for specific periods of time.

(e) Community Reinvestment Act — Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs should be meeting with local lenders to discuss future housing needs which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

## **7. Quantified Objectives for "At Risk" Analysis**

The survey of all subsidized housing located in Colusa reveals a total of 166 existing family units and 30 elderly units under construction.

There are no rental units at-risk for the first five-year period, 1993-1997, nor are there any units in that category for the second five-year period, 1998-2002.

The City's focus during the 1993-1997 period should be to establish programs for monitoring the status of future potential at-risk units. During the second five-year period possible funding sources for preservation should be investigated or developed.

The process of monitoring, negotiating, and possibly financially assisting the preservation of affordable units in Colusa will be an ongoing program function for City staff. A successful plan for dealing with the future need for affordable rental housing should include: (1) continuous monitoring of any and all existing complexes with some type of affordability restrictions; (2) the development of new programs and incentives to entice the construction of additional units; and (3) designating potential resources for operating as well as financing the preservation of units.



## **8. Programs For Preservation and Construction of Affordable Housing**

A combination of existing and new policies and programs in the City of Colusa will improve the ability to preserve and expand the affordable housing choices.

### (a) Current Programs

(1) Project Development - The City's Planning Department provides technical assistance and administrative support for housing development efforts such as the soon-to-be built Eskaton Elderly Apartments.

(2) Housing Rehabilitation - Through funding derived from the CDBG program, the City has supported a residential rehabilitation program in Colusa. Qualified lower income homeowners and landlords who rent to lower income households have been and will continue to be assisted with low interest loans for basic improvements to residential dwellings.

(3) Non-Profit Support - The City should continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.

(4) Policy and Ordinance Review - Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. If necessary, changes or additions to the City's guiding policies and ordinances should be adopted.

(5) Mortgage Revenue Bonds - The City of Colusa should assess its ability to provide credit support using revenue bonds in the future for the preservation or construction of lower income housing.

### (b) New Programs

(1) Housing Referral Service - The City should develop a catalog of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.

(2) Density Bonus Ordinance - The City should develop and adopt a Density Bonus Ordinance, which will encourage future residential development for lower income and elderly households.

(3) Inclusionary Zoning - Consider the adoption of an Inclusionary Zoning Ordinance requiring a stated amount of lower income units in all new single- and multi-family developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.





(4) Anti-Displacement Ordinance - Consider the adoption of an Anti-Displacement Policy which, in general, might require owners to bear the cost of relocating displaced tenants when affordability restrictions expire and the units are being converted to market rate. Also, it could include a requirement to rent to existing low income tenants for their period of stay in the units. Rent decontrol would then be permitted as low income tenants move.



## IV. HOUSING NEEDS ASSESSMENT

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The housing needs of a community revolve around: (1) the extent to which housing units are and will be available; (2) the degree to which available housing is and will be affordable; and (3) the extent to which the housing stock of the city is in sound or standard condition.

This section sets forth the housing needs in the City of Colusa and identifies the needs of special population groups in the community (i.e., the elderly, disabled or handicapped, large families, female-headed households, farm laborers, and the homeless).

### A. Regional Housing Needs Plan

State housing element law (Section 65583 of the Government Code) requires that the housing element of each jurisdiction include an estimate of its "fair share" of the regional housing needs. In the case of the City of Colusa, the regional allocation is developed by HCD and distributed through the Tri-County Area Planning Council. Projections of future households are based on a two percent per year household growth rate over the next six years, as depicted in Tables 19 and 20.

**TABLE 19**  
**HOUSEHOLD PROJECTIONS BY INCOME GROUP**  
**REGIONAL HOUSING NEEDS PLAN**  
**JANUARY 1991 — JULY 1997**

INCOME RANGE	JAN. 1, 1991		JULY 1, 1997		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
Very Low	456	25%	511	25%	55	25.1%
Low	329	18%	368	18%	39	17.8%
Moderate	365	20%	409	20%	44	20.1%
Above Average	676	37%	757	37%	81	37.0%
TOTALS	1,826	100%	2,045	100%	219	100%

Source: Regional Housing Needs Plan for Tri-County Area Planning Council, January 1991 to July 1997



**TABLE 20**  
**CITY OF COLUSA**  
**BASIC CONSTRUCTION NEEDS**  
**REGIONAL HOUSING NEEDS**  
**PLAN**  
**JANUARY 1991 — JULY 1997**

BY COMPONENTS	
Household Increase	219 units
1991 Vacancy Need	23 units
1997 Vacancy Need	14 units
Replacement Need	31 units
<b>TOTAL</b>	<b>287 units</b>
BY INCOME GROUP	
Very Low	72 units
Low	51 units
Moderate	58 units
Above Moderate	106 units
<b>TOTAL</b>	<b>287 units</b>

Source: Regional Housing Needs Plan for Tri-County Area Planning Council, January 1991 to July 1997

To meet this new construction objective, 48 housing units per year would have to be constructed in the City of Colusa. As noted previously, less than half that amount have actually been constructed per year over the last seven years.

#### **B. Need For Replacement Housing**

A survey of the condition of all housing units conducted in the City of Colusa identified 18 dilapidated units in the City.

The Regional Housing Needs Plan estimates that, over the next six years, 31 units in the City of Colusa will need replacement, which equals five units a year. According to Colusa Building and Safety Department records, one residential demolition permit is issued per year.

While the housing condition survey identified the dilapidated units using State criteria, it is possible that some of those units could be preserved under a "substantial" rehabilitation program. However, 1,009 housing units in the City, or 53 percent of the total stock, are over 30 years old. As such, substandard housing may continue to be a problem.





## C. Special Housing Needs

Within the overall housing need estimates are segments of the population who require special consideration. These are generally people who are low income and do not have easy access to housing choices. These groups include the elderly, the handicapped, female headed households, farm workers, and the homeless.

### 1. Elderly Households

The 1990 Census identified a total of 585 persons, comprising 409 households, over the age of 65 in the City of Colusa, as shown in Table 21. This represents 11.9 percent of the total population and 22.7 percent of all households. Forty-two percent of elderly households are very low income and 26 percent are low income. The City has recognized that the elderly have special access and affordability limitations and, therefore, has identified programs and policies in this document to address those issues.

There is one senior citizen low income rental housing project in the City containing eight units. The rents for these units are based on tenant income. In addition, the two FmHA apartment projects in the City have 18 rental assisted units for very low income senior citizens.

The City has approved a 30-unit, HUD Section 202 independent living project for low income elderly households. The construction of these units is expected to be completed during 1994. These 30 units will assist the City in meeting its goal of 49 new very low income units by 1997.

**TABLE 21**  
**ELDERLY HOUSEHOLDS — 1990**

CITY OF COLUSA		
AGE	OWNER OCCUPANTS	RENTER OCCUPANTS
65 - 74	175	52
> 75	140	42
Total Elderly Households	315	94
Percent of Total Households	17.5%	5.2%
TOTAL NUMBER OF ELDERLY HOUSEHOLDS IN THE CITY:	TOTAL ELDERLY POPULATION IN THE CITY:	
409	585	

Source: 1990 Census



## 2. Handicapped Households

According to the 1990 Census, approximately 5.3 percent of the population between ages 16 and 64 in the City of Colusa has a mobility or self-care limitation, compared to 5.4 percent in Colusa County.

Table 22 shows that over 14 percent of persons age 65 and older in the City, and 15.4 percent in the County, have a mobility or self-care limitation.

There were a total of 251 persons considered handicapped in the City of Colusa and 848 in the County in 1990.

With the passage of the Americans with Disabilities Act, new multi-family housing will contain some units specifically designed for the handicapped. The two existing FmHA apartment projects each have handicapped units (a total of five units). The City of Colusa has also included policies and programs to accommodate this need in the appropriate sections of this document.

**TABLE 22**  
**PERSONS WITH PHYSICAL LIMITATIONS — 1990**

PERSONS WITH MOBILITY OR SELF-CARE LIMITATION				
	AGE 16 - 64		AGE 65 OR OVER	
City of Colusa	150	(5.3%)	101	(14.1%)
Colusa County	526	(5.4%)	322	(15.4%)

Source: 1990 Census

## 3. Large Households

Large households are defined as those containing five or more persons. According to the 1990 Census, 234 households, or 13 percent of the total number of households in the City of Colusa contained five or more persons. Table 23 illustrates that this is somewhat lower than the County ratio of 15.4 percent. Housing needs for large households are usually associated with overcrowding and affordability. The City has adopted policies and identified programs to meet the needs of large households, which are discussed in the Housing Program section of this element.



**TABLE 23**  
**LARGE HOUSEHOLDS — 1990**

	TOTAL HOUSEHOLDS	HOUSEHOLDS - 5 OR MORE MEMBERS	
		OWNER OCCUPANTS	RENTER OCCUPANTS
City of Colusa	1,804	137 - 7.6%	97 - 5.4%
Colusa County	5,612	867 - 15.4% (owner and renter occupants)	

Source: 1990 Census

#### 4. Female Headed Households

Of the 1,804 households in the City of Colusa, 230 (12.7 percent) are female headed households, and an additional 4.8 percent (86) family households are headed by single men. Of all persons age 65 and older, 145, or 37.4 percent, are single females. A summary of this information is contained in Table 24.

Using best estimates, 96 households (42 percent) headed by single females with children under age 18 have incomes below poverty, which was \$12,674 in 1989. All single parent households, and single female householders in particular, often experience the full range of housing problems: affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices; and, sometimes, discrimination.

The City of Colusa recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination to all segments of the population.

**TABLE 24**  
**FEMALE HEADED HOUSEHOLDS — 1990**

	# FEMALE HOUSEHOLDS	% OF FAMILY HOUSEHOLDS	FEMALES > 65 LIVING ALONE
City of Colusa	230	12.7%	145 (37.4%)
Colusa County	526	9.4%	456 (38.7%)

Source: 1990 Census

#### 5. Farmworkers

The agricultural area around the City of Colusa has minimal demand for year-round farm laborers. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. The differentiation the





State makes between local and migrant seasonal farm laborers is in terms of whether they reside close enough to the job sites so that they can return to their permanent homes each night. Farms with a 12-month operation have historically provided on-site housing for their employees. The peak growing season in Colusa is May through October and many of the migrant workers live in the various migrant worker camps in Colusa County. The Colusa County Housing Element notes four privately operated farm labor camps in the County, with an approximate capacity of 70 persons. Additionally, there are State and Federally operated camps in the surrounding communities of Williams, Maxwell, Gridley, and Yuba City. These facilities are generally seasonal units, operating from May until the end of October. It should be noted that, in the case of the migrant farm labor camps, the persons seeking residence must supply verification that they do in fact permanently reside in excess of 15 miles from the labor site.

The current housing need is for single male farm laborers, some of whom live in the older motels located in the City of Williams, and to a lesser extent, in the City of Colusa. This need has recently been exacerbated by the closure of a large farm labor housing project located on one of the largest farm operations in the area.

The 1990 Census states that 1,227 persons in Colusa County were employed in the farming, forestry or fishing industries. This figure does not differentiate between the vocations, nor does it determine if the farm laborer is seasonal or permanent. In 1990, the California Employment Development Department (EDD) stated that there were approximately 1,900 persons employed in agricultural positions in Colusa County. This figure includes all categories of farm laborers, including seasonal, permanent, and migrant farm workers. This figure is projected to remain constant throughout the planning period, ending in 1997.

The annual seasonal farm labor force with special housing needs in the County of Colusa is approximately 1,000 persons. The Colusa County Housing Element states that EDD estimates suggest that between 10 and 20 percent of the migrant farm laborers are inadequately housed in a given growing season, a figure far below the 50 to 60 percent found in Glenn and Tehama Counties.

## **6. Homeless Persons and Families**

The City of Colusa does not have a homeless problem in the sense of people living in the streets or in their cars. At present, there are no persons who are homeless in the City of Colusa that call the City the location of their last permanent residence. In fact, the problem is so minimal that the Colusa County Welfare Department considers itself adequately funded to meet the needs of persons in Colusa County.

However, the Colusa County Welfare Department does provide assistance for qualified persons who are in need of emergency shelter. Funded through the Glenn County Human Resources Agency, Community Action Division, the Welfare Department, located in downtown Colusa, offers assistance from a variety of funding sources, including: Aid to



Families with Dependent Children (AFDC), Emergency Shelter Program (ESP), Federal Emergency Management Agency (FEMA), and the First Month's Rent Payment Program (FEMA funds). Persons who meet the income criteria can be eligible for the following assistance: (1) emergency housing through motel vouchers for up to 30 days; (2) first month rent program to help needy families secure permanent housing (this program provides up to \$300 on a one-time basis); (3) rent eviction prevention program for emergency payment of up to \$300; and (4) referral to the AFDC Homeless Program which replicates some of the programs offered by the County Welfare Department.



## V. RESOURCE INVENTORY

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### A. Land Inventory

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this element, State law requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. Accordingly, in preparing this updated element, all vacant residentially zoned parcels within the City were inventoried.

As can be seen in Table 25, 466 additional housing units could be constructed on available sites. Of these units, 90 could be affordable to moderate income households and 153 could be affordable to lower income households. The balance, or 223 units, would be above moderate income units. Without knowing the actual housing assistance programs that will be utilized and/or the levels of funding that will be available thereunder, it is impossible to predict what the split of potential lower income units will be between the low and very low income categories.

Actual development figures have been used for those sites that are currently being developed or for which development plans have been approved. For the remaining sites, the number of potential units is the maximum number that could be constructed if each site was built-out in accordance with existing zoning. In determining the build-out potential of these sites, it has been assumed that they will be developed at an average of 70 percent of the maximum allowable density, based on recent development activity.

The zoning of these potential housing sites will allow for the development of a full range of housing types, including single-family homes and condominiums, apartments, manufactured housing, mobile home parks or subdivisions, and transitional housing. The development standards that apply to the City's various residential zones are reasonable and will not inhibit the production of lower income housing. As indicated in the Constraints section of this element, adequate public services and facilities are either available at all potential housing sites or improvements are planned to ensure their adequacy as these sites are developed.

It should be pointed out that in addition to the sites identified in Table 25, there are scattered, under utilized residentially zoned lots in the City on which additional housing units could be built. The majority of these lots are located in the City's older residential neighborhoods adjoining downtown Colusa. Moreover, there are commercial buildings in the downtown area that could accommodate housing on their upper floors and there are policies and actions included in the Housing Program section of this element that address these opportunities.

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant, non-residentially zoned land or the redevelopment of properties





in order to generate adequate sites for new housing development. The sites identified in Table 25 can support housing development in excess of the estimated needs, by income category, through 1997. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period (1992-97) as estimated by the Tri-County Area Planning Council.

## **B. Funding Availability**

Approximately 20 percent of the population in the City of Colusa is in need of affordable housing. The City has been committed to providing new housing and maintaining and preserving existing housing for all residents of the City. Through this commitment, the City has availed itself of many of the available Federal, State, and local programs, the results of which are discussed in other sections of this housing element.

The following data is intended to be a listing of available programs which can be considered resources to the City.

### **1. Rehabilitation**

#### **(a) State CDBG Program**

The City of Colusa has an excellent track record of participation in the State Small Cities CDBG Program. The City was awarded \$500,000 in 1988, 1990, and again in 1992, and has been diligently using those funds for some of the following:

- ◆ General Rehabilitation Programs
- ◆ Emergency Repair
- ◆ Blighted Property Acquisition and Rehabilitation Fund

#### **(b) Other State Programs**

- ◆ California Housing Rehabilitation Program - Owner Occupied (CHRP-O)
- ◆ California Housing Rehabilitation Program - Rental Units (CHRP-R)
- ◆ Rental Rehabilitation Block Grants
- ◆ California Housing Finance Agency Home Ownership and Home Improvement Loan Program
- ◆ Mobile Home Park Assistance Program
- ◆ Emergency Shelter Program
- ◆ Special User Housing Rehabilitation Program for elderly and handicapped
- ◆ Deferred Payment Rehabilitation Loan Program
- ◆ Marks-Foran Residential Rehabilitation Tax-Exempt Revenue Bonds



(c) Federal Programs

- ◆ Section 8 Moderate Rehabilitation
- ◆ HOME Program
- ◆ Section 312 Loan Program (HUD)

**2. New Construction**

(a) There are virtually no new construction programs currently being funded by the State of California. Likewise, Federal funding for new construction is limited to the Farmers Home Administration 502 Single Family Home Program and the FmHA 515 Rural Rental Housing Program. New construction is permitted with HOME (Federal) funds, but the process in 1992-1993 is long and complicated and the amount of money available is small and requires local matching contributions.

(b) Local Programs

- ◆ Density Bonus
- ◆ Inclusionary Zoning

(c) State Programs

- ◆ Mortgage Revenue Bond Programs, generally through CHFA
- ◆ California State Self-Help Housing Program
- ◆ HCD Predevelopment Loan Program
- ◆ Low Income Housing Tax Credits (additional funding not available; program should be reauthorized shortly) used in conjunction with other programs
- ◆ CDBG funds to facilitate new low income housing construction by providing infrastructure upgrading, blight and slum clearance, etc.
- ◆ There are two pending State-wide bond issues for the period 1993-1995, the Roberti Housing Bond Act and the Hauser Bond Fund Act. Both acts propose both rehabilitation and new construction funds.

(d) Federal Programs

- ◆ FmHA Section 502 for very low and low income home buyers
- ◆ FmHa Section 515 Rural Rental Housing Program for very low and low income renters
- ◆ HUD Section 202 for elderly and handicapped
- ◆ HUD Section 106(b) - Seed Money Loans, generally offered in connection with Section 202 loans



### **3. Rental Assistance**

#### (a) State Programs

- ◆ Senior Citizen Shared Housing Program

#### (b) Federal Programs

- ◆ Section 8 Certificates and Vouchers





**TABLE 25**  
**INVENTORY OF SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT (1)**

SITE NUMBER (2)	PARCEL NUMBER	SQUARE FEET/ ACRES	ZONING (3)	POTENTIAL UNITS (4)			
				VERY LOW/ Low	MODERATE	ABOVE MODERATE	TOTAL
1	001-351-038	19,200	R-1			1	1
2	002-170-002	126,324	R-1			3	3
3	002-170-003	64,904	R-1			1	1
4	001-281-001	9,600	R-1		1		1
5	015-200-074	43,560	R-1		1		1
6	002-110-001	12,000	R-1			1	1
7	002-110-037	9,600	R-1			1	1
8	002-230-004	12,760	R-1			1	1
9	002-250-004	8,800	R-1			1	1
	002-250-005	8,800	R-1			1	1
	002-250-006	8,800	R-1			1	1
	002-250-007	8,800	R-1			1	1
	002-250-010	10,772	R-1			1	1
	002-250-011	8,025	R-1			1	1
	002-250-012	8,007	R-1			1	1
	002-250-014	8,013	R-1			1	1
	002-250-015	13,330	R-1			1	1
	002-250-016	12,396	R-1			1	1



SITE NUMBER (2)	PARCEL NUMBER	SQUARE FEET/ ACRES	ZONING (3)	POTENTIAL UNITS (4)			
				VERY LOW/ Low	MODERATE	ABOVE MODERATE	TOTAL
9  (continued)	002-250-019	8,000	R-1			1	1
	002-250-020	8,015	R-1			1	1
	002-250-021	9,175	R-1			1	1
	002-250-026	10,376	R-1			1	1
	002-250-028	9,524	R-1			1	1
	002-250-030	8,814	R-1			1	1
	002-250-033	13,179	R-1			1	1
	015-230-002	8,640	R-1			1	1
	015-230-003	8,640	R-1			1	1
10	015-230-030	8,460	R-1			1	1
	015-230-032	7,985	R-1			1	1
	015-230-033	8,080	R-1			1	1
11	015-230-013	10,150	R-1			1	1
	015-230-014	10,843	R-1			1	1
	015-230-015	10,000	R-1			1	1
	015-230-016	9,125	R-1			1	1
	015-230-021	10,900	R-1			1	1
	015-230-022	12,721	R-1			1	1
12	001-072-006	12,000	R-2		2		2
13	001-061-003	9,600	R-2		2		2
14	001-293-002	9,600	R-2		2		2



SITE NUMBER (2)	PARCEL NUMBER	SQUARE FEET/ ACRES	ZONING (3)	POTENTIAL UNITS (4)			
				VERY LOW/ LOW	MODERATE	ABOVE MODERATE	TOTAL
15	002-070-006	19,602	R-2		4		4
16	001-295-011	9,600	R-2		2		2
17	001-305-013	7,200	R-2		2		2
	001-305-014	7,200	R-2		2		2
18	001-306-005	9,600	R-2		2		2
19	001-102-005	9,600	R-3		4		4
20	001-153-008	9,600	R-3		4		4
21	002-120-019	6.07 acres	R-4	123			123
22	002-102-001	2.15 acres	R-4	30			30
23	015-130-37, -42 & -94	83.06 acres	R-1		62	187	249
TOTALS	-----	106.65 acres	-----	153	90	223	466

(1) All of the sites included in this table were available for development as of August 1993.

(2) Site numbers refer to the locations shown in Figure 1.

(3) Minimum required lot area per dwelling unit, by zoning district, is as follows:

R-1:	8,000	R-3:	1,500
R-2:	3,500	R-4:	1,500

(4) Potential units are based on lot area divided by minimum required lot area per dwelling unit under existing zoning, except for sites 22 and 23, where figures represent actual number of units allowed under approved development plans. In addition, based on development activity over the past seven years, the maximum number of units that could be developed on R-2, R-3 and R-4 zoned properties have been reduced by 30 percent to arrive at more realistic net densities.





# CITY OF COLUSA

FIGURE 1  
POTENTIAL HOUSING SITES





## **VI. HOUSING CONSTRAINTS**

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The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. For ease of discussion, these factors have been divided into two categories: non-governmental constraints and governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in the City of Colusa is discussed below.

### **A. Non-Governmental Constraints**

Non-governmental constraints on the provision of housing include the availability of land, the price of land and the cost of construction. These and other constraints are discussed below.

#### **1. Land Availability/Environmental Constraints**

Approximately 60 miles north of the City of Sacramento, the City of Colusa is situated in the middle of the Sacramento Valley. One of two incorporated cities in Colusa County, the City has a population of just over 5,000 people.

The City of Colusa is located on a generally flat, agricultural plain. While the Sacramento River forms the natural northern border of the City, the construction of levees along the river provides the City with adequate protection from possible flooding. The City is designated as a Flood Zone C, or an area of minimal flood danger. Any riparian habitat found in the City is located along the river corridor, an area which is not targeted for housing development.

The natural vegetative cover within the city limits has long since been replaced by introduced species of plantlife. A variety of oak trees can be found throughout the City, but since most were introduced through human intervention, few are located in areas that would preclude housing development. Additionally, for these same reasons, there are no natural oak tree groves that cover entire sites and thereby prevent them from being developed.

Active earthquake faults can be found throughout California, however the City of Colusa is located in an area that is considered to be relatively free of seismic hazards. The most significant seismic activity that can be anticipated in the Colusa area is ground shaking generated by seismic events on distant faults.

Noise exposure at the available housing sites in the City is considered to be minimal. There are no active, large airports in the vicinity of the City, nor are there any high speed freeways or highways. Highway 20, which links the City of Colusa to Interstate 5 on the west and the Cities of Marysville and Yuba City to the east, traverses the town. However, posted speed limits serve to reduce noise levels originating from traffic on Highway 20 to a level comparable to other low speed residential surface streets within the City.





Undeveloped, residentially zoned land that is available within the City of Colusa will more than adequately meet local housing needs over the next five years. The majority of these sites are infill sites that already have most, if not all, of the required infrastructure in place. With an abundance of available land and a lack of environmental constraints, land availability is not a constraint to the development of housing in the City of Colusa.

## **2. Financing Availability**

One of the most significant components to overall housing cost is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates which peaked at approximately 18.8 percent in 1982. However, as the decade drew to a close and the nation's economy weakened, the prevailing interest rate was around ten percent. By mid 1993, the interest rate was lowered to approximately 6.8 percent, down from approximately 8.7 percent only a year and a half earlier, in an effort to stimulate the sluggish economy. While interest rates are sure to increase to a stable level in the long term, the current rate represents a 25-year low.

As a potential constraint on the maintenance, improvement and development of housing within the City of Colusa, the availability and cost of financing to local residents and/or developers was investigated. Representatives from local lending institutions were contacted regarding the competitiveness of interest rates in the City of Colusa with those in the surrounding region, with an emphasis on their efforts to meet the credit needs of the local community as required by the Community Reinvestment Act. Based on this brief survey, financing is available to all economic segments of the community and at interest rates that are not significantly different than in surrounding areas.

The availability of financing to all income groups within the community, at competitive interest rates, is not a constraint.

## **3. Land Cost**

Since the mid-1960's, raw land prices have been significantly higher in California than in the rest of the United States. According to the California State-wide Housing Plan, in 1966-1967, the cost per square foot of raw land considered developable in California was \$3.58 versus \$1.58 in the Midwest and \$1.64 in the Northeast. In the early 1980's, the average cost of developable land in California was nearly \$190,000 per acre, compared to \$55,000 per acre for the remainder of the country.

In 1980, a survey of 20 U. S. metropolitan areas showed that the highest price of raw land (as stated in the California State-wide Housing Plan), was in Honolulu, Hawaii, at \$10.59 per square foot. The next five metropolitan areas with high raw land costs were all located in California.





The Construction Industry Research Board (CIRB) compiled housing component cost data pertaining to California for selected years from 1970 to 1980. It was reported that land costs for a single-family home rose from \$6,600 (21 percent of the total cost) in 1970 to \$26,700 (27.8 percent of the total cost) in 1980. The CIRB estimates that the figure for 1992 was approximately 32 percent. However, information gathered from realtors in the Colusa area suggests that the cost of raw developable land within the City is closer to 25 percent of the total cost of a new home.

A survey of local real estate companies showed that the average land cost for a single family home in the City of Colusa is approximately \$35,000 in 1993. This figure is approximately 24 percent of the total cost of construction of a new single-family tract home, which cost between \$133,000 and \$156,000, or an average of \$144,500. It should be noted that due to the weakened economy, the cost of raw developable land in Colusa has decreased over the past two years, even though the number of available lots in traditional tract-home subdivisions has also decreased. Recognizing these facts, it is apparent that in the case of Colusa, CIRB's 32 percent figure for the cost of raw developable land has to be considered high.

The raw land cost associated with custom homes also seems to fall within the 24 to 25 percent range. The survey of realtors indicated that new custom homes in the City are selling for between \$150,000 and \$200,000, with the associated raw land cost running between \$37,000 and \$50,000.

The figures from the survey indicate that the costs for raw land in Colusa are relatively low when compared to the average State-wide figures. With the weak economy and sufficient land to meet the projected housing needs, the cost of raw land is not a constraint in the City of Colusa.

#### **4. Development Costs**

The California State-wide Housing Plan reports that direct construction costs have increased dramatically over the past decade and a half. The Building and Safety Department of the City of Colusa has indicated that the average cost per square foot for construction of a hypothetical single-family home in the City has risen from \$48.41 in 1989 to \$51.84 in 1993, and the cost per square foot for construction of an average, hypothetical two-story frame and stucco apartment building has increased from \$48.22 in 1989 to \$51.79 in 1993. These cost estimates do not include the costs of off-site improvements. They do, however, indicate that while direct construction costs have continued to climb, the current economic situation has affected this trend by slowing the increase in costs over the past four years. The direct construction costs will continue to reflect the economic situation of the day and, therefore, have a direct effect on the production of new housing.

It has been concluded that construction costs represent an actual constraint on the improvement and purchase of housing within the City of Colusa. This constraint,



however, lies largely outside the jurisdiction of the local government. This actual constraint is further discussed in the Governmental Constraints section of this element.

## 5. Vacancy Rates

The minimum desirable vacancy rate in a community is considered to be between five and eight percent. When the vacancy rate falls below this level, as the demand for housing exceeds the available supply, perspective renters and buyers typically experience an increase in the cost of housing.

The 1990 Census placed the overall housing vacancy rate in the City of Colusa at 4.85 percent. More recently, the State Department of Finance estimated the overall housing vacancy rate to be 5.09 percent in 1993. This is safely within the range of desired minimum vacancy rates. Therefore, vacancy rates are not considered to be a market constraint on the supply of housing in the City of Colusa.

## B. Governmental Constraints

Potential constraints on the provision of housing which could be attributed to governmental actions include land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing is discussed below.

### 1. Land Use Controls

The Land Use Element of the Colusa General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the City. Residential development in Colusa is permitted in accordance with the Zoning Ordinance, under the land use districts shown in Table 26.

**TABLE 26  
LAND USE DISTRICTS AND DENSITIES**

LAND USE DISTRICT	GROSS ALLOWABLE DENSITY	
	SQUARE FEET PER UNIT	UNITS PER ACRE
Low Density Residential (R-1)	8,000	5
Medium Density Residential (R-2)	3,500	12
High Density Residential (R-3)	1,500	29
High Density Residential (R-4)	1,500	29



Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Colusa, approximately 80 percent of the land within the city limits is designated for residential uses. Of this percentage, approximately 60 percent is allocated for single family residential use, while the remaining 40 percent has been allocated for multiple family residential purposes.

As indicated in the Resource Inventory section of this element, the land that has been allocated for residential use is sufficient to accommodate local housing needs through 1997.

The City's residential development standards, both on-site and off-site, are not overly or unnecessarily restrictive, when compared to surrounding communities. The low and medium density standards are slightly lower than those found in select surrounding communities, however, they are not so onerous as to be considered a constraint on the development of housing. The high density residential designation is consistent with the high density designations found in the surveyed communities. Yard setback requirements and other standards regulating development within the City are consistent with those being utilized in the surveyed communities, as documented in Table 27 on the following page.

Since Colusa's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types within the City. Furthermore, through the use of tools such as Specific Plans and Planned Unit Development Ordinances, the City can encourage innovative planning design that, among other benefits, may translate into lower housing costs.

## **2. Building Codes and Enforcement**

The City's building codes are based upon the Uniform Building, Plumbing, Mechanical and Electrical Codes and are considered to be the minimum necessary to assure the protection of the public's health, safety and welfare. These minimum standards cannot be revised to be less stringent without sacrificing basic public safety considerations and amenities. No regulations within these codes have been identified which would unnecessarily add to the cost for housing.

The City does not perform systematic code enforcement. Instead, zoning and building codes are primarily enforced on a complaint basis. Therefore, it has been concluded that local building codes do not represent either a potential or actual constraint on the provision of affordable housing.





**TABLE 27  
DEVELOPMENT STANDARDS**

	MAXIMUM DENSITY	YARD SETBACKS			OFF STREET PARKING	MAXIMUM HEIGHT
	Units/Acre	Front	Side	Rear	Spaces/Unit	
<b>CITY</b>	<b>LOW DENSITY RESIDENTIAL ( R - 1 )</b>					
Colusa	5.0	25'	10% of yard width	20% of lot depth	1 covered	35'
Yuba City	9.0	15'	5'	25'	2.0	30'
Chico	7.0	20'	5'	10'	2.0	30'
Oroville	7.0	20'	5'	20'	1.5 <sup>(1)</sup>	30'
Lincoln	7.0	25'	5'	10'	2.0	30'
Woodland	9.0	25'	5'	20'	2.0	30'
Redding	7.0	20'	5'	15'	2.0	30'
	<b>MEDIUM DENSITY RESIDENTIAL ( R - 2 )</b>					
Colusa	12.0	25'	10% of lot width	20% of lot depth	1 garage per dwelling unit	35'
Yuba City	17.0	15'	5'	25'	1.0	35'
Chico	14.0	15'	5'	15'	1.5	35'
Oroville	15.0	20'	5'	20'	1.5	30'
Lincoln	17.0	25'	5'	10'	1.5	35'
Woodland	15.0	25'	5'	20'	1.5	30'
Redding	15.0	20'	5'	15'	1.5	30'
	<b>HIGH DENSITY RESIDENTIAL ( R - 3 / R - 4 )</b>					
Colusa	29.0	25'	10% of lot width	20% of lot depth	1.5 spaces per unit	35'
Yuba City	39.0	15'	5'	25'	1.0	45'
Chico	30.0	15'	5'	15'	1.5	35'
Oroville	29.0	20'	5'	20'	1.5	45'
Lincoln	39.0	25'	5'	15'	1.5	35'
Woodland	29.0	25'	5'	20'	1.5	40'
Redding	38.0	15'	5'	15'	1.5	2 Story

(1) Reduced standard of one space per unit for senior citizen housing.





### 3. Permit Fees

The amounts that the City of Colusa charges for permit fees compare favorably to those charged by surrounding communities. A brief survey of some surrounding communities shows that the development fees for Colusa are well below the average. Table 28 shows that only Oroville's development fees are less than Colusa's, and both are generally far below the remaining cities.

**TABLE 28  
COMPARISON OF PERMIT FEES**

CITY	FEE CATEGORY			
	GENERAL PLAN AMENDMENT	CHANGE OF ZONE	TENTATIVE SUBDIVISION MAP	VARIANCE
Colusa	500.00	500.00	325.00 + 25/parcel	250.00
Yuba City	2400.00	325.00 + 10/acre	1275.00	750.00
Chico	650.00	1000.00 + 100/acre	800.00	200.00
Oroville	400.00	400.00	300.00	75.00
Lincoln	1500.00 + 100/acre	1000.00 + 100/acre	4541.00	500.00
Woodland	1825.00	1550.00	3810.00	563.00
Redding	3180.00	1851.00	1254.00	269.00

The planning permit fees that are charged per multi-family unit are generally less than those charged for single family residences. These fees do not represent a constraint on the production of a range of housing types. On the contrary, the fees that are charged by the City represent only partial reimbursement for the effort that must be expended by City staff in order to properly review development plans. The City will continue to conduct periodic surveys (both formal and informal) of other communities in the Colusa area to ensure that local processing fees do not inhibit housing construction.



#### **4. Development Fees and Taxes**

Development fees can pose a constraint on the production of housing units in a city when they are higher than those found in the surrounding communities. A survey of several communities in the Colusa area was conducted to determine the development fees and taxes charged by these jurisdictions in comparison to those charged by the City of Colusa. In Colusa, the anticipated development fees and taxes for a typical 1,500 square foot housing unit are approximately \$6,795.00. This figure compares favorably with those found in the surveyed communities. Colusa's fees and taxes are comparable to those found in the City of Gridley, and are noticeably lower than the fees and taxes charged by the City of Willows and the County of Sacramento. The fees and taxes charged by Colusa are substantially lower than those found in the City of Lincoln, as depicted in Table 29.

The County of Colusa charges approximately \$1,420.00 less than the City of Colusa for the same basic housing unit. This could be viewed as a constraint on the production of housing units in the City, versus surrounding County territory. However, it should be noted that the County of Colusa is currently in the process of updating its development fee and tax schedule and, once completed, it is expected to be more in line with the figures found in the City of Colusa.

In light of the competitiveness of the development fees and taxes charged by the City of Colusa, when compared to the surrounding jurisdictions, development fees and taxes are not considered to be a constraint on the production of housing within the City.



**TABLE 29**  
**RESIDENTIAL DEVELOPMENT FEE/TAX COMPARISON**

FEE/TAX CATEGORY	CITY OF COLUSA	CITY OF GRIDLEY	CITY OF WILLOWS	CITY OF LINCOLN	COLUSA COUNTY <sup>(1)</sup>	SACRAMENTO COUNTY
Building Permit	919 <sup>(2)</sup>	506.75 <sup>(2)</sup>	850.50 <sup>(2)</sup>	789 <sup>(2)</sup>	919 <sup>(2)</sup>	393 <sup>(2)</sup>
Plan Checking	468 <sup>(2)</sup>	246.75 <sup>(2)</sup>	404.62 <sup>(2)</sup>	511 <sup>(2)</sup>	468 <sup>(2)</sup>	322 <sup>(2)</sup>
Sewer	375	900	1000	3132	0	1104
Water Connection	325	600	0	2755	0	1958
Water Meter	0	450	0	121	0	0
Residential Construction	0	0	0	0	0	0
Park	0	0	500	453	0	700
Fire Service Construction	0	0	0	0	0	0
Traffic Mitigation	0	0	317 <sup>(3)</sup>	1958	0	700
Strong Motion	13	0	815	10	13	0
Refuse	0	0	0	85	0	0
Drainage	0	0	0	0	0	667
Building Occupancy	0	0	0	0	0	0
Community Services	720	0	0	2230	0	0
Electric	0	1075	0	0	0	0
School Mitigation	3975 <sup>(4)</sup>	2475 <sup>(5)</sup>	3975 <sup>(4)</sup>	2370 <sup>(6)</sup>	3975 <sup>(4)</sup>	2370 <sup>(6)</sup>
TOTAL	\$6,795.00	\$6,253.50	\$7,862.12	\$14,414.00	\$5,375.00	\$8,214.00

- (1) The County of Colusa is currently in the process of devising a new residential development fee schedule.
- (2) The plan check and building permit fees vary with the square footage of the dwelling unit. For this comparison, the noted figures are based on an average 1,500 square foot dwelling unit.
- (3) Certain undeveloped zones.
- (4) School assessment fees for these jurisdictions are based on a charge of \$2.65 per square foot, with an average 1,500 square foot dwelling unit was used as a basis for comparison.
- (5) School assessment fees for these jurisdictions are based on a charge of \$1.65 per square foot, with an average 1,500 square foot dwelling unit as the basis for comparison.
- (6) School assessment fees for these jurisdictions are based on a charge of \$1.58 per square foot, with an average 1,500 square foot dwelling unit as the basis for comparison.





## **5. Permit Processing**

The processing time needed to obtain approval of required development permits is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays will add to the cost of construction by increasing land holding costs and interest payments.

A single family unit or a duplex only requires review by Colusa's Building Department and Planning Department. The City does not require that a project of this nature be presented to any review board or commission. Therefore, since most single family projects are Categorical Exempt from the California Environmental Quality Act (CEQA), the project can be processed usually within one week, depending on the number of projects under review at the time of submission.

Multiple family projects, which consist of more than two dwelling units per lot, require a slightly longer permit process. Again, with no other City regulatory boards or commissions, this type of project is reviewed by Colusa's Planning Department and Building Department. This review can be completed usually within six weeks, depending on the number of projects under consideration. Should a Negative Declaration be issued as a result of the environmental review process, the City's review period may be extended to approximately eight weeks.

For projects requiring City Council and/or Planning Commission approval of Tentative Maps, Zone Changes or other discretionary permits, average processing time is closer to 16 weeks.

Occasionally, a project will require the preparation of an Environmental Impact Report (EIR) and the time required to secure approval may be up to one year. However, the majority of the housing projects that the City of Colusa reviews are either single family units, Categorical Exempt from CEQA, or multiple family residential projects that require the issuance of a Negative Declaration. Colusa has not been involved in the preparation of an EIR within the last five-year reporting period.

The amount of time required to process permits in Colusa is not a constraint on the production of housing in the City. In fact, the time frames noted above are considered very conducive to housing production.

## **6. Service and Facility Infrastructure**

Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Information about the adequacy of public services and facilities is presented below.



## Wastewater Collection and Treatment

The wastewater collection and treatment systems in the City of Colusa are currently at their design capacities. The City has budgeted funds to begin implementation of an eight-step process that will address the service inadequacies that the systems are currently experiencing.

The first three steps in the modification process have been budgeted and are due to be completed by the end of this fiscal year, in June 1994. Additionally, the City has applied for a grant from the California Department of Water Resources to complete the remaining steps in the modification of the water collection and treatment systems. This work is scheduled to be completed by the end of the next fiscal year, in June of 1995.

Since the City is in the process of upgrading its wastewater collection and treatment systems, and these improvements will be completed within the next year and a half, the capacities of these systems are not considered a constraint to the production of housing in Colusa.

## Water Service

The projected new housing in the City will not adversely affect the service capabilities for providing water to Colusa residents. At present, there is an acceptable level of water service and this will not change with the additional new housing, given the number of new units that are projected to be constructed in the City over the current planning period. Therefore, this is not a constraint on the production of new housing in Colusa.

## Police and Fire Protection

Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the City over the current planning period. The projected housing production in the City is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Colusa. Moreover, by closely monitoring new development, any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Therefore, police and fire protection is not a constraint on the production of housing in the City.

## School Facilities

With the assessment of school mitigation fees on all new developments, Colusa is collecting funds that will maintain the level of service that is currently provided. Developers are required to participate in a fee program that collects funds based on the square footage for a project, at a rate of \$2.65 per square foot. While this constraint is not considered significant for market rate housing, it may be significant



to the production of affordable housing units. However, as school impaction is mitigated and these fees are eventually reduced or eliminated, they will no longer be a constraint on the construction of affordable housing in the City.

#### Basic Infrastructure

At present, all of the vacant residentially designated land within the City of Colusa is located in close proximity to required infrastructure systems (e.g., streets, water and sewer mains, gas and electrical distribution systems, etc.). The only improvements required will be the extension of roadways and laterals onto the sites and hook-ups to the service lines. With the basic infrastructure in place in the City, this is not a constraint to the production of housing.

### **7. State and Federal Assistance Programs**

The availability of future government funding for the provision of affordable housing in the City of Colusa is difficult to determine. The City has successfully applied for State and Federal housing assistance funds in the past and intends to continue to seek such funding in the future. Indicators such as the percentage of lower-income residents and the age and condition of the housing stock are used by HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs. Referencing the information provided in the Community Profile section of this element, the characteristics of the existing population and housing stock within the City do not pose a significant constraint on Colusa's participation in State and Federal housing assistance programs. However, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the City's ability to utilize such programs to improve the condition and expand the supply of affordable housing in Colusa. The applicability of various housing programs to the City of Colusa is examined in the Resource Inventory section of this element.





## **VII. HOUSING GOALS, QUANTIFIED OBJECTIVES AND POLICIES**

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This section of the element sets forth the City's goals, quantified objectives and policies relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the City and represent the ends to which housing efforts and resources are directed. Objectives are more specific and, in this case, quantified statements that give guidance to and allow for later evaluation of housing actions. Policy statements are even more specific and provide well-defined guidelines for decision making.

The proper basis for any plan of action is a well-integrated set of goals. The Colusa City Council adopted a series of formal housing goals in 1988. These goals have been retained and expanded in preparing this updated element, while the supporting objectives and policies have been revised and augmented as necessary. The framework within which these goals, objectives and policies are presented below reflects the seven major issue areas identified in State law.

### **A. Housing Availability and Production**

#### **1. Goals**

- (a) Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.
- (b) Achieve balanced growth in the City by designating suitable sites for residential development.

#### **2. Objectives**

- (a) To make adequate, suitable sites available for the construction of 287<sup>1</sup> additional housing units by 1997.
- (b) To utilize zoning and development standards to ensure that new residential development reflects a variety of housing types and densities distributed throughout the City.
- (c) To ensure that all new residential development is provided with adequate public services and facilities.

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<sup>1</sup> Total number of new units that need to be constructed during current planning period per the Regional Housing Needs Plan.





### **3. Policies**

- (a) Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- (b) Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.
- (c) Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.
- (d) Ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
- (e) Promote and encourage more intensive use of under utilized land for residential construction, particularly within walking distance of downtown Colusa.
- (f) Encourage mixed use housing and commercial development in downtown Colusa.
- (g) Require that adequate public services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
- (h) Direct the construction of lower income housing to sites which are:
  - (1) located with convenient access to schools, parks, shopping facilities, and employment opportunities or along public transportation routes that make such facilities accessible;
  - (2) minimally impacted by noise, flooding, or other environmental constraints; and
  - (3) outside areas of concentrated lower income households.
- (i) Investigate adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed use fashion.

### **B. Housing Conservation and Improvement**

#### **1. Goals**

- (a) Conserve and improve the condition of the existing affordable housing stock within the City.
- (b) Preserve the City's historical and cultural heritage through innovative reuse of historical structures and designation of local historical landmarks.



## **2. Objectives**

- (a) To rehabilitate 12 affordable housing units per year<sup>2</sup>, or 60 units over the current five-year planning period.
- (b) To promote maintenance of currently sound housing.
- (c) To protect historically and architecturally significant structures and neighborhoods.
- (d) To support programs or citizen efforts that are directed toward neighborhood or community beautification and improvement.

## **3. Policies**

- (a) Continue to offer financial assistance for the rehabilitation of affordable housing units.
- (b) Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
- (c) Continue to monitor housing conditions within the City.
- (d) Promote the removal and replacement of substandard units which cannot be rehabilitated.
- (e) Encourage the maintenance and repair of currently sound housing to prevent further deterioration of the City's housing stock.
- (f) Vigorously pursue enforcement of housing codes.
- (g) Prevent displacement of residents due to City assisted rehabilitation activities.
- (h) Prevent the encroachment of incompatible uses into established residential neighborhoods.
- (i) Preserve the physical character of existing neighborhoods.
- (j) Establish procedures for the designation of historically/architecturally significant residences and neighborhoods and for the processing of plans for projects involving such structures or neighborhoods.
- (k) Provide incentives for the preservation and restoration of historically/architecturally significant residences, including preferential consideration for rehabilitation assistance applications involving such structures.

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<sup>2</sup> - Based on experience over the past four years.



## **C. Opportunities for Energy Conservation**

### **1. Goal**

Reduce residential energy use within the City.

### **2. Objectives**

- (a) To minimize energy consumption in new housing.
- (b) To reduce energy consumption in existing residences.

### **3. Policies**

- (a) Encourage the use of energy conserving techniques in the siting and design of new housing.
- (b) Actively enforce all State energy conservation requirements for new residential construction.
- (c) Allow use of rehabilitation assistance funds to make residences more energy efficient.
- (d) Make local residents aware of the free home energy surveys performed by the Pacific Gas and Electric Company as a means to reduce energy consumption and, in turn, overall long-term housing costs.

## **D. Equal Housing Opportunity**

### **1. Goal**

Provide housing opportunities in a quality environment for all persons regardless of age, sex, race, religion, marital status, nationality, physical disabilities, or family size.

### **2. Objectives**

- (a) To promote fair housing practices throughout the community.
- (b) To provide adequate housing for households with special needs.





### **3. Policies**

- (a) Advocate equal housing opportunity for all residents.
- (b) Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination.
- (c) Promote greater awareness of tenant and landlord rights.
- (d) Allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.
- (e) Promote handicapped access in new housing developments.
- (f) Support the provision of emergency shelter and transitional housing to meet local needs.
- (g) Encourage the development of housing to meet the needs of elderly households.
- (h) Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

### **E. Removing Constraints**

#### **1. Goal**

Facilitate the maintenance, improvement and development of housing commensurate with local needs.

#### **2. Objectives**

- (a) Remove or eliminate governmental constraints on the maintenance, improvement and development of housing, where appropriate and legally possible.
- (b) Mitigate non-governmental constraints on the maintenance, improvement and development of housing to the extent possible.



### **3. Policies**

- (a) Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
- (b) Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.
- (c) Continue to charge development fees that do not unreasonably contribute to the cost of housing.
- (d) Financially assist with off-site improvement costs for lower income housing projects.

### **F. Housing Affordability**

#### **1. Goals**

- (a) Provide adequate housing to meet the needs of all economic segments of the community.
- (b) Assist in the development of adequate housing to meet the needs of low and moderate income households.

#### **2. Objectives**

- (a) To realize the production of 66 new rental housing units affordable to lower income households over the current five-year planning period.
- (b) To create home ownership opportunities for 17 low income households by 1997.
- (c) To facilitate the construction of 39 housing units affordable to moderate income households over the next five years, including 20 new units for purchase by first-time home buyers.
- (d) To achieve the production of 72 new housing units for above moderate income households during the current planning period.



### **3. Policies**

- (a) Encourage the use of innovative land use techniques and construction methods to minimize housing construction costs without compromising basic health, safety and aesthetic considerations.
- (b) Provide incentives for and otherwise encourage the private development of new housing affordable to low and moderate income households.
- (c) Investigate and pursue State and Federal programs and funding sources designed to expand housing opportunities for low and moderate income households, including first-time home buyers, the elderly and handicapped.
- (d) Facilitate the construction of low and moderate income housing to the extent possible.
- (e) Assist private developers, non-profit organizations and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of low and moderate income housing.
- (f) Encourage the inclusion of low and moderate income units in privately sponsored multi-family housing developments.
- (g) Work with local lending institutions to maximize private financing for the construction of new low and moderate income housing.

### **G. Preserving Affordable Housing**

#### **1. Goal**

Preserve existing affordable housing opportunities for lower income residents of the City.

#### **2. Objectives**

- (a) To preserve the continued affordability of 166 units of assisted, low income rental housing in the City.
- (b) To ensure that 13 lower income households within the City continue to receive rental assistance.
- (c) To preserve privately developed and financed housing that is affordable to lower income residents of the City.



### **3. Policies**

- (a) Utilize Federal, State and local funding to preserve low income rental housing to the extent possible.
- (b) Discourage the conversion of apartment units to condominiums where such conversion will diminish the supply of low income rental housing.
- (c) Work closely with non-profit organizations and public agencies involved in the provision of affordable housing to preserve existing low income rental units within the City.
- (d) Encourage the conservation of lower income housing in mobile home parks.
- (e) Investigate the establishment of procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.





## VIII. HOUSING PROGRAM

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This section of the element sets forth a five-year schedule of actions to implement the City's housing policies and thereby achieve its housing goals and objectives. Similar to the goals, objectives and policies, these actions have been organized under seven major issue areas identified in State law. The actions to be undertaken by the City have been programmed to facilitate implementation and evaluate progress. The anticipated impact, responsible agency, potential funding source, and schedule for each action are discussed. The priority assigned to each action has also been identified on the following basis:

**1st Priority** - Action that directly results in the construction, maintenance or preservation of housing or is otherwise required by State or Federal law.

**2nd Priority** - Action that indirectly contributes to or facilitates the construction, maintenance or preservation of housing.

**3rd Priority** - Action that enhances housing availability, affordability or accessibility for all economic segments of the community.

The anticipated accomplishments have been quantified where possible. These estimates were generated on the basis of past performance as well as the resources that are available to the City for addressing local housing needs. In this respect, the anticipated accomplishments are realistic. A summary of quantifiable housing objectives is presented in Table 30 at the conclusion of this section.

The housing program presented herein will not eliminate all existing housing needs in the City of Colusa. It would be unrealistic to expect Colusa or any other city in the State to accomplish such a goal in a relatively short period of time (i.e., five years) with the limited resources available. However, this program does represent a continuing and meaningful effort on the part of the City of Colusa to expand the local supply of housing while improving the quality and affordability thereof.

### A. Actions in Support of Housing Availability and Production

1. **Action:** Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.

**Anticipated Impact:** Provision of adequate, appropriately zoned sites for the construction of 287 residential units, including 106 above moderate, 58 moderate, 51 low income, and 72 very low income units.

**Responsible Agency:** City Planning Department

**Financing:** Department budget.

**Schedule:** Ongoing (1992-97).

**Priority:** 1.



2. **Action:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.  
**Anticipated Impact:** Creation and maintenance of desirable living areas, physically separated or otherwise protected from incompatible uses.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 3.
3. **Action:** Explore incentives, e.g., reduction in development fees, relaxation of development standards, etc., for the more intensive use of under utilized, residentially zoned land, particularly within walking distance of downtown Colusa. (See Figure 1 on page 43 for the Downtown Core Area boundary)  
**Anticipated Impact:** More efficient and productive use of land zoned for residential purposes. Under utilized or small vacant lots in or adjacent to the downtown area can support the development of additional dwelling units which, in turn, would enhance the market for downtown businesses.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget or, possibly, CDBG Technical Assistance Grant (via HCD).  
**Schedule:** 1995.  
**Priority:** 3.
4. **Action:** Continue to conditionally allow residences above or to the rear of ground floor commercial uses in downtown.  
**Anticipated Impact:** Creation of affordable housing as an integral part of the downtown area. Elderly, less-mobile residents as well as employees of downtown businesses would particularly benefit from such opportunities.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget.  
**Scheduled:** Ongoing.  
**Priority:** 2.
5. **Action:** Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.  
**Anticipated Impact:** Assurance that all new residential developments are provided with adequate public facilities and services.  
**Responsible Agencies:** City Planning, Building and Safety and Public Works Departments.  
**Financing:** Department budgets.  
**Schedule:** Ongoing.  
**Priority:** 3.



6. **Action:** Apprise housing developers of the criteria to be used in selecting sites for the construction of lower income housing. Criteria are listed under Policy A.3.(h) on page 56.  
**Anticipated Impact:** Construction of lower income housing on sites best suited for such purposes.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 3.
7. **Action:** Regularly update and distribute to housing developers the inventory of vacant land suitable for residential development that was compiled during the updating of this element.  
**Anticipated Impact:** Dissemination of information to private developers and non-profit corporations to facilitate housing production.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 3.

**B. Actions in Support of Housing Conservation and Improvement**

1. **Action:** Continue to publicize and provide financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by lower income households.  
**Anticipated Impact:** Rehabilitation of deteriorated housing in the City, thereby preserving affordable housing opportunities for lower income homeowners and renters. The program objective is the rehabilitation of 12 units per year, or 60 units over the current five-year planning period.  
**Responsible Agency:** City Planning Department  
**Financing:** CDBG and HOME Program funds.  
**Schedule:** Ongoing.  
**Priority:** 1.
2. **Action:** Continue to allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding, and provided that such additions do not detract from the architectural/historical significance of the structures.  
**Anticipated Impact:** Reduction in the number of overcrowded residences owned and/or occupied by lower income households.  
**Responsible Agency:** City Planning Department  
**Financing:** CDBG and HOME Program funds.  
**Schedule:** Ongoing.  
**Priority:** 2.





3. **Action:** Continue to monitor housing conditions throughout the City, while periodically (i.e., every five years) conducting formal housing condition surveys.  
**Anticipated Impact:** Prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City will respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.  
**Responsible Agencies:** City Planning and Building and Safety Departments.  
**Financing:** Department budgets and (for housing condition surveys) CDBG Technical Assistance Grants.  
**Schedule:** Ongoing.  
**Priority:** 3.
4. **Action:** If necessary, cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.  
**Anticipated Impact:** Elimination of five dilapidated units per year, or 25 units over the current five-year planning period.  
**Responsible Agencies:** City Planning and Building and Safety Departments.  
**Financing:** Property Owners.  
**Schedule:** 1994-1997.  
**Priority:** 3.
5. **Action:** Continue and expand existing code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.  
**Anticipated Impact:** Elimination and prevention of unsightly or hazardous conditions in residential areas.  
**Responsible Agencies:** City Planning and Building and Safety Departments.  
**Financing:** Department budgets.  
**Schedule:** Ongoing.  
**Priority:** 3.
6. **Action:** Continue to provide information and technical assistance to local property owners regarding housing maintenance.  
**Anticipated Impact:** Proper, continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance.  
**Responsible Agencies:** City Planning and Building and Safety Departments.  
**Financing:** Department budgets.  
**Schedule:** Ongoing.  
**Priority:** 3.



7. **Action:** Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.  
**Anticipated Impact:** Prevention of lower income households being displaced by housing rehabilitation or other CDBG funded activities.  
**Responsible Agency:** City Planning Department  
**Financing:** CDBG funds.  
**Schedule:** Ongoing.  
**Priority:** 1.
8. **Action:** Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.  
**Anticipated Impact:** Protection of established residential neighborhoods from incompatible land uses.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 3.
9. **Action:** Continue to use the City's Landmark and Historic Preservation Ordinance to designate and preserve local landmarks.  
**Anticipated Impact:** Protection of historically/ architecturally significant residences and neighborhoods.  
**Responsible Agency:** City Planning Department  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 3.
10. **Action:** Offer incentives for the preservation and restoration of historically/architecturally significant residences, such as preferential consideration for rehabilitation assistance applications involving such structures, waiver of permit fees, relaxation of development standards, etc.  
**Anticipated Impact:** Preservation and restoration of historically/architecturally significant residences.  
**Responsible Agencies:** City Planning and Building and Safety Departments.  
**Financing:** Department budgets.  
**Schedule:** 1996.  
**Priority:** 3.



11. **Action:** Amend Land Use Element of General Plan to incorporate neighborhood improvement/ beautification policies.  
**Anticipated Impact:** Preservation/enhancement of the appearance and character of the City's residential areas.  
**Responsible Agencies:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** During updating of balance of General Plan in 1994.  
**Priority:** 3.

### C. Actions in Support of Energy Conservation

1. **Action:** Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.  
**Anticipated Impact:** Minimization of energy consumption in new housing.  
**Responsible Agencies:** City Planning and Building and Safety Departments.  
**Financing:** Department budgets.  
**Schedule:** Ongoing.  
**Priority:** 3.
2. **Action:** Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.  
**Anticipated Impact:** Minimization of energy consumption in new housing.  
**Responsible Agency:** City Building and Safety Department.  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 1.
3. **Action:** Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.  
**Anticipated Impact:** Reduction in energy consumption in existing residences.  
**Responsible Agency:** City Planning and Building and Safety Departments  
**Financing:** CDBG and HOME Program funds.  
**Schedule:** Ongoing.  
**Priority:** 3.
4. **Action:** Assist in distributing information to the public regarding free home energy audits and other programs of the Pacific Gas and Electric Company (PG&E).  
**Anticipated Impact:** Reduction in energy consumption in existing residences.  
**Responsible Agencies:** PG&E and City Planning Department  
**Financing:** N/A, materials provided by PG&E.  
**Schedule:** Ongoing.  
**Priority:** 3.





#### **D. Actions in Support of Equal Housing Opportunity**

1. **Action:** Continue to use the Colusa County Welfare Department to provide outreach material on State and Federal fair housing laws, mediate in landlord/tenant disputes, and direct complaints of housing discrimination to appropriate enforcement agencies.  
**Anticipated Impact:** Assurance that all Colusa residents are afforded equal opportunity when attempting to procure housing.  
**Responsible Agency:** City Planning Department and Colusa County Welfare Department.  
**Financing:** Department budgets.  
**Schedule:** Ongoing.  
**Priority:** 1.
2. **Action:** Continue to utilize the housing information and referral services offered by the Glenn County Human Resources Agency, Community Action Division for persons seeking affordable rental and purchase housing.  
**Anticipated Impact:** Provision of housing referral and other assistance to low and moderate income households seeking affordable housing.  
**Responsible Agency:** City Planning Department and Glenn County Human Resources Agency.  
**Financing:** Agency budgets.  
**Schedule:** Ongoing.  
**Priority:** 3.
3. **Action:** Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.  
**Anticipated Impact:** Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.  
**Responsible Agency:** City Planning and Building and Safety Departments.  
**Financing:** CDBG and HOME Program funds.  
**Schedule:** Ongoing.  
**Priority:** 3.
4. **Action:** Enforce the handicapped accessibility requirements of Federal fair housing law that apply to all new multi-family residential projects containing four (4) or more units.  
**Anticipated Impact:** Provision of new barrier-free housing for handicapped or disabled persons.  
**Responsible Agency:** City Building and Safety Department.  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 1.





5. **Action:** Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low income persons.  
**Anticipated Impact:** Provision of transitional housing for additional very low income persons.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 1.
6. **Action:** Amend the City's Zoning Ordinance to establish new, more flexible standards (e.g., parking, unit sizes, etc.) to facilitate the development of housing for the elderly.  
**Anticipated Impact:** Provision of incentives for the construction of housing specifically designed for elderly households.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget or, possibly, CDBG Technical Assistance Grant.  
**Schedule:** 1994-95.  
**Priority:** 2.
7. **Action:** Amend the City's Zoning Ordinance to require that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly housing, be three or four bedroom units, in order to provide for the housing needs of large families.  
**Anticipated Impact:** Provision of more units to meet the needs of large families.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1996.  
**Priority:** 3.

**E. Actions in Support of Removing Constraints**

1. **Action:** Periodically reexamine the zoning ordinance(i.e., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.  
**Anticipated Impact:** Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.  
**Responsible Agencies:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** Biennially.  
**Priority:** 3.



2. **Action:** Periodically review (i.e., every two years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).  
**Anticipated Impact:** Assurance that conventional financing is available to all economic segments of the community.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** Biennial review of HMDA/CRA statements.  
**Priority:** 3.
3. **Action:** Periodically survey (i.e., every two years) other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production.  
**Anticipated Impact:** Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget; possible CDBG Technical Assistance Grant  
**Schedule:** Biennially.  
**Priority:** 3.
4. **Action:** Continue the program to allocate funds to defray the cost of required off-site improvements for lower income housing projects.  
**Anticipated Impact:** Reduction in overall development cost, thereby facilitating construction of lower income housing.  
**Responsible Agency:** City Planning Department.  
**Financing:** CDBG and Farmers Home Administration funds.  
**Schedule:** Ongoing.  
**Priority:** 1.

**F. Actions in Support of Housing Affordability**

1. **Action:** Explore the possibility of establishing a City Housing Authority or other City sponsored Non-Profit Housing Corporation to take advantage of any available funding for new construction of affordable housing.  
**Anticipated Impact:** Improve the ability of the City to obtain funding for the construction, rehabilitation and/or purchase of low and moderate income housing.  
**Responsible Agency:** City Council and Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1996.  
**Priority:** 3.



2. **Action:** Explore, with local lending institutions, their possible participation in the creation of a loan pool for the construction, rehabilitation and/or purchase of housing affordable to low and moderate income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act.  
**Anticipated Impact:** Possible creation of an additional source of funding for the construction, rehabilitation and/or purchase of low and moderate income housing.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1995 (complete discussions with local lenders and create loan pool, if feasible).  
**Priority:** 2.
3. **Action:** Continue to allocate funds to defray, or otherwise waive development fees for all proposed housing units affordable to lower income households.  
**Anticipated Impact:** Reduction in overall development cost as a means to facilitate the construction of lower income housing.  
**Responsible Agencies:** City Planning, Building and Safety and Public Works Departments.  
**Financing:** Department budgets.  
**Schedule:** Ongoing.  
**Priority:** 3.
4. **Action:** Encourage the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs.  
**Anticipated Impact:** Reduction in housing development costs without compromising basic health, safety and aesthetic considerations.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** Ongoing, beginning in 1994.  
**Priority:** 2.
5. **Action:** Amend the City's Zoning Ordinance to fully enact the second unit provisions of State law, found in Sections 65852.1 and 65852.2 of the Government Code.  
**Anticipated Impact:** Production of affordable housing in the form of "granny flats" and other second units for non-elderly households.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1994.  
**Priority:** 1.





6. **Action:** Amend the City's Zoning Ordinance to fully enact the density bonus provisions of State law.  
**Anticipated Impact:** Expansion of affordable housing supply through provision of density bonuses and other incentives. This action is being initiated in response to Section 65915 et. seq. of the Government Code. This legislation, which was amended in 1990, requires that a density bonus and at least one other incentive be granted for any project consisting of five or more units in which at least either 20 percent of the units will be available to low income households, or 10 percent will be available to very low income households. This amendment to the Zoning Ordinance will apply to all residential zones within the City.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1994.  
**Priority:** 1.
7. **Action:** Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CHFA) and direct interested developers to CHFA, as a means to facilitate the construction of new, affordable housing for moderate income households.  
**Anticipated Impact:** Production of new, affordable housing for purchase by moderate income, first-time homebuyers.  
**Responsible Agency:** City Planning Department.  
**Financing:** CHFA Home Mortgage Purchase Program.  
**Schedule:** 1995-97.  
**Priority:** 1.
8. **Action:** Support the efforts of private developers and non-profit organizations to obtain State and/or Federal funds for the construction of affordable housing for lower income households.  
**Anticipated Impact:** Procurement of funding for the development of 83 units of lower income housing.  
**Responsible Agency:** City Planning Department.  
**Financing:** CHFA Self-Help Housing Program, HUD Section 202 Program, FmHA Section 515 and 502 Programs, and HCD Rental Housing Construction Program.  
**Schedule:** Ongoing.  
**Priority:** 1.



9. **Action:** Consider amending the City's Zoning Ordinance to require the inclusion of a stipulated percentage of low and moderate income units in all new multi-family housing developments containing 20 or more units, or the payment of an appropriate in-lieu fee.  
**Anticipated Impact:** Expansion of affordable housing stock in proportion to increases in the overall supply of housing.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget or, possibly, CDBG Technical Assistance Grant.  
**Schedule:** 1996 (complete study of need for and possible content of inclusionary zoning ordinance).  
**Priority:** 3.
10. **Action:** Amend the City's Zoning Ordinance to allow manufactured housing in all residential zones in accordance with State law.  
**Anticipated Impact:** Production of affordable housing in the form of mobile homes and other manufactured dwellings.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1994.  
**Priority:** 1.

#### **G. Actions in Support of Preserving Affordable Housing**

1. **Action:** Continue to enforce the provisions of the City's Zoning Ordinance regulating the conversion of apartments to condominiums.  
**Anticipated Impact:** Preservation of affordable rental units and purchase housing, and provision of assistance to households displaced by condominium conversion activity.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** Ongoing.  
**Priority:** 3.
2. **Action:** Pursue the use of local and State funds to preserve lower income housing opportunities in the City's mobile home parks.  
**Anticipated Impact:** Preservation of lower income housing opportunities in mobile home parks that may be threatened by conversion or closure.  
**Responsible Agencies:** City Planning Department.  
**Financing:** HCD Mobile Home Park Assistance Program.  
**Schedule:** As needed.  
**Priority:** 3.



3. **Action:** Continue to work closely with the Glenn County Human Resources Agency to maximize participation by local residents in the Section 8 Rental Assistance Program.  
**Anticipated Impact:** Continued rental assistance to 13 lower income households in the form of Section 8 Certificates and Housing Vouchers.  
**Responsible Agencies:** City Planning Department and Glenn County Human Resources Agency.  
**Financing:** HUD Section 8 Certificate and Housing Voucher Programs.  
**Schedule:** Ongoing.  
**Priority:** 1.
  
4. **Action:** Consider amending the City's Municipal Code to establish procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.  
**Anticipated Impact:** Preservation of 166 low income rental units that could convert to market rate housing in the future.  
**Responsible Agency:** City Planning Department.  
**Financing:** Department budget.  
**Schedule:** 1996-97 (complete study of need for and possible content of anti-displacement ordinance).  
**Priority:** 3.

## H. Quantified Objectives

As shown in Table 30, the City expects over 190 new dwelling units to be constructed in Colusa during the current (1992-97) planning period. The City further anticipates that 60 units will be rehabilitated through 1997 and 179 lower income housing units will be conserved. The latter figure includes 13 lower income households that should continue to receive rental assistance in the form of Section 8 Certificates or Housing Vouchers during this period.

**TABLE 30**  
**QUANTIFIED OBJECTIVES**  
**BY INCOME CATEGORY — 1992-97**

INCOME CATEGORY	NEW CONSTRUCTION	REHABILITATION	CONSERVATION
Very Low	49	15	91
Low	34	35	88
Moderate	39	10	--
Above Moderate	72	--	--
Totals	194	60	179

Focusing on the quantified objectives for new construction, these objectives are compared to the projected new construction needs estimated by the Tri-County Area Regional Housing Needs Plan in Table 31. As seen in this table, the City expects to meet approximately two-thirds of the





estimated need in each income category. These anticipated shortfalls are due to a variety of factors but, primarily, the continuing recession that grips the State and the limited funding and staffing resources that are available.

Recognizing that the 194 projected new units represent a 94 percent increase in the housing production level experienced over the past five years, this objective is quite ambitious and represents the maximum feasible effort the City can make to address the needs forecasted by the Tri-County Area Planning Council. Moreover, despite the financial and other incentives to be offered by the City, the timing for the development of additional housing depends upon decisions made in the private marketplace, over which the City has little control.

**TABLE 31**  
**HOUSING NEEDS AND ANTICIPATED**  
**ACCOMPLISHMENTS BY INCOME CATEGORY**  
**1992-97**

INCOME CATEGORY	ADDITIONAL UNITS NEEDED BY 1997 <sup>1</sup>	UNITS CITY EXPECTS TO BE CONSTRUCTED BY 1997	PERCENT OF NEED FULFILLED
Very Low	72	49	68%
Low	51	34	67%
Moderate	58	39	67%
Above Moderate	106	72	68%

(1) Regional Housing Needs Plan for Tri-County Area Planning Council, January 1991 - July 1997

## **I. Implementation/Monitoring**

The various actions that are expected to be taken in implementing the City's housing policies were previously identified. The agency responsible for carrying out each action and the schedule for doing so were also indicated. However, due to the number of actions and differing time frames involved, a single individual should be charged with overseeing and coordinating the implementation of these actions. The Planning Director, when that position is filled, and in the interim the Executive Secretary, would be appropriate individuals to serve in this capacity. Whoever is designated to perform this function should document the results of his/her monitoring in the annual reports which are filed with HCD. These reports are the official method of charting the progress made in implementing the City's housing program.





**TABLE 32**  
**SUMMARY OF HOUSING ACTIONS**  
**BY PRIORITY RATING**

**PRIORITY 1**

- Use General Plan and zoning to provide adequate housing sites
- Continue rehabilitation program
- Continue enforcement of anti-displacement and relocation assistance plan
- Require new construction to comply with Title 24
- Provide data to public on fair housing laws
- Enforce handicapped housing laws
- Process requests for transitional housing
- Continue funding for off-site improvements for low income housing
- Adopt ordinance to permit second units
- Adopt density bonus ordinance
- Inform developers of CHFA and FmHA loans
- Support low income housing providers in their efforts
- Work to maximize participation in Section 8 Program
- Adopt manufactured housing ordinance

**PRIORITY 2**

- Permit residences above ground-floor commercial
- Continue program to assist with bedroom additions to relieve overcrowding
- Develop flexible development standards for elderly projects
- Explore developing a loan pool with local lending institutions
- Encourage innovative land use and construction techniques

**PRIORITY 3**

- Ensure land use compatibility
- Explore provision of incentives for low income housing development
- Ensure adequate infrastructure for new development
- Provide site availability information to developers
- Provide low income housing site selection criteria to developers
- Monitor housing conditions
- Remove dilapidated and substandard buildings
- Use codes to eliminate dilapidated structures
- Provide information to residents on housing maintenance
- Use General Plan and zoning to prevent encroachment of incompatible uses
- Preserve local historical landmarks
- Offer incentives for preservation of historically and architecturally significant residences
- Develop neighborhood beautification policies
- Use development review process to incorporate energy conservation

- Allow energy conservation under rehab program
- Distribute energy conservation information to public
- Use Social Services referral services
- Remove architectural barriers to handicapped access
- Encourage development of 3 and 4 bedroom units
- Review codes to facilitate reduction in construction costs
- Review performance of lending institutions under CRA
- Ensure permit fees do not become a constraint
- Continue to waive or reduce fees for low income housing development
- Consider inclusionary zoning
- Pursue funds for mobile home park preservation
- Develop regulations for displacement of low income persons due to conversion of low income housing to market rate
- Continue to enforce condominium conversion ordinance
- Explore creating City Non-Profit Housing Corporation



## IX. OPPORTUNITIES FOR ENERGY CONSERVATION

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As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy conserving measures which can be retrofitted onto existing and older housing and which conserve the use of nonrenewable fuels and save money.

Some of the opportunities for energy conservation listed below have been incorporated into actions in the Housing Program section of this element. For example, the residential rehabilitation program will continue to offer weatherization services in connection with other repair work.

The PG&E Customer Energy Efficiency Programs mentioned in the sections that follow were in effect at the time of the printing of this publication. These programs are under constant review for effectiveness by the California Public Utilities Commission and PG&E and may change periodically or even be eliminated. For information on current PG&E Customer Energy Efficiency Programs, call the local PG&E office.

### A. Insulation and Weatherproofing

Most older homes were built when there was little concern for the use of oil and natural gas for heating purposes. Additionally, the window and door openings were intended for passage or to bring light into the home. To conserve heat (or air conditioning) and minimize the loss ratio, the owners of older homes can do some of the following:

- ◆ insulate attic space and exterior walls
- ◆ fit windows and doors with air-tight devices
- ◆ caulk door and window frames
- ◆ reconnect disconnected ductwork
- ◆ seal tops of plumbing walls, around fixtures in dropped ceilings
- ◆ seal around plumbing fixtures and pipes
- ◆ seal around light fixtures and light switches
- ◆ seal gaps where floors, walls, and ceilings meet
- ◆ seal crawl space around bathtubs
- ◆ install glass doors on fireplaces
- ◆ keep fireplace damper closed except when you have a fire
- ◆ insulate raised floors
- ◆ replace furnace and air conditioning filters once a month
- ◆ install water heater blanket



## **B. Natural Lighting**

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights.

## **C. Lowering Lighting Costs**

Lighting a home accounts for almost 25 percent of the total electricity usage each month. Many products are available to help residents reduce home lighting costs.

- ◆ use three-way incandescent bulbs whenever possible to maintain the level of light you need for various activities
- ◆ convert incandescent bulbs to fluorescent lamps with screw-in bases, where possible
- ◆ replace the coated 7-watt incandescent bulb in the night light with a clear 4-watt type
- ◆ install single-socket ceiling fixtures that use high-wattage ER (elliptical reflector) incandescent bulbs. Multiple socket fixtures cost more to light.
- ◆ replace 100-watt or 150-watt reflector bulbs in ceiling fixtures with 50-watt or 65-watt ER bulbs
- ◆ replace the 200-watt incandescent bulb in the kitchen with a two-lamp 40-watt fluorescent fixture
- ◆ install low-watt deluxe warm white fluorescent lamps under cabinets to minimize use of over-head lighting
- ◆ convert bathroom incandescent fixture to a fluorescent one
- ◆ install a photocell on outdoor security lighting
- ◆ repaint dark colored walls a lighter color
- ◆ turn off lights when not needed

## **D. Solar Energy**

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper design, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.

There are two basic types of solar systems: active and passive. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.





Although passive systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat a house and provide hot water. This may mean lower energy costs for Colusa residents presently dependent on conventional fuels. The City encourages the use of passive solar systems in new residential construction.

#### **E. Energy Conservation Programs**

The Pacific Gas and Electric Company (PG&E) offers many free or low cost energy conservation programs such as the following:

- ◆ Energy audits; PG&E personnel visit homes, "audit" energy use, and provide suggestions and recommendations.
- ◆ Energy surveys are an option to energy audits. Energy surveys are mailed to residents, who complete a questionnaire in the privacy of their own homes, return them to PG&E, and receive a written list of recommendations.
- ◆ "Time of Use" program, which encourages residents to limit or curtail energy use between noon and 6 pm, Monday through Friday, in return for a reduced energy rate.
- ◆ Energy Partners; low income neighborhoods are targeted and PG&E provides free weatherization, showerheads, window replacement, and lighting fixtures free of charge.
- ◆ Shade Tree Program; participating nurseries provide rebates toward the purchase of shade trees.
- ◆ Ener-Genius is a grade school program where PG&E personnel visit the classroom and provide students with information on energy conservation.
- ◆ Rebate coupons for heater blankets, filters, shower-heads, etc.
- ◆ Under strict income guidelines, low income families may be eligible to receive a free refrigerator or heaters.
- ◆ Low income elderly persons may receive a free microwave oven. Participants are generally referred by local nutrition programs.
- ◆ Under income guidelines, low income households may be eligible for a 15% reduction in their energy bill.

#### **F. New Construction**

The City of Colusa will continue to require the incorporation of energy conserving appliances, fixtures, and other devices into the design of new residential units. The City will also continue to review new subdivisions to ensure that each lot optimizes proper solar access and orientation to the extent possible.

PG&E has a New Construction Incentive Program that pays incentives to builders who reduce the estimated cooling requirements of a home by 10 percent or more from current Title 24 energy efficiency requirements. They also provide incentives for other energy-saving construction techniques and appliances. Customers can receive additional money by installing high performance windows. Customers must apply and be approved before enhancement features are installed. The completed home must be served by PG&E electricity.



PG&E has a multi-family direct rebate program which provides rebates and incentives to multi-family owners and developers to upgrade energy efficiency in the common areas of a project. In addition, they have a substantial rebate program for apartment owners and developers who purchase more than five refrigerators at a time.

Tables 33 and 34 outline energy conservation features for new construction and existing units and energy conservation measures for residents.

**TABLE 33**  
**ENERGY CONSERVATION FEATURES**  
**FOR NEW CONSTRUCTION AND EXISTING UNITS**

**A. Energy-efficient Equipment**

1. gas ranges with pilotless ignitions
2. gas water heaters
3. gas forced air furnaces with pilotless ignitions
4. wall furnaces with automatic thermostats
5. clothes dryers with pilotless ignitions
6. electric ranges with heat resisting glass surfaces
7. programmable thermostats
8. clothes dryers with load specific timing

**B. Energy-efficient Support Measures**

1. plant a shade tree; call PG&E for assistance
2. thermostats with setback capability
3. clogged-filter indicators on heating systems
4. fireplace dampers with exposed handles
5. heat-exchangers in fireplace or free-standing solid fuel units
6. humidifiers added to heating systems
7. flue dampers as integral part of forced air unit heating systems

**C. Energy-efficient Construction**

1. double-glazed windows and doors
2. glass area less than 12 percent of heated space
3. foam-filled (or equivalent) insulated exterior doors
4. insulation in attic increased to R22 or R30
5. insulation in walls increased to R19
6. slab perimeter insulation R7 or greater
7. hot water pipe insulation of one-half inch or more in unheated areas
8. R7 or greater insulation under wood floors

**D. Energy-efficient Electrical Equipment**

1. air economizers in conjunction with cooling system
2. dishwashers with power saving drying cycles
3. air conditioning (central) or room units with Energy Efficiency Rating of 9 or more
4. florescent lighting in kitchen, baths, and recreation rooms

Source: Pacific Gas and Electric Company (PG&E), March 1993.



**TABLE 34**  
**ENERGY CONSERVATION MEASURES FOR RESIDENTS**

**A. Heating**

1. Keep room temperature at 65 degrees or lower and turn heating control down at night or when away from home. Install a thermostat with a night setback feature.
2. Draw draperies at night to limit heat loss; open them on sunny days to let heat in.
3. Close damper when fireplace not in use.
4. Check furnace filter monthly.
5. Turn off furnace pilot at end of heating season.
6. Weatherstrip windows and doors.
7. Caulk crack around windows and doors.

**B. Water Heating**

1. Take fast showers.
2. Repair leaky faucets.
3. Install water-saving showerheads, which restrict water flow.
4. Operate dishwashers only for full loads.
5. Set water heater thermostat below "normal." Turn to "pilot" position when away for extended periods of time (one week or longer).

6. Use cold water for operating food waste disposer and for pre-rinsing dishes.
7. When hand-washing dishes, avoid rinsing under continuous hot running water.
8. Insulate water heater with insulation blanket.

**C. Laundry**

1. Wash and dry full loads, or adjust water level for the size of the load.
2. Wash clothes in warm or cold water.
3. Do not over-dry clothes; follow manufacturer's instructions for drying time.

**D. Cooking**

1. Reduce cooking heat to simmer after cooking starts.
2. Cook by time and temperature; avoid opening oven door while food is cooking.
3. Use one-place cooking when possible; prepare meals using only the oven, broiler, or top burner.
4. Make sure all burners are off when not in use.

Source: Pacific Gas and Electric Company (PG&E), March 1993.



## APPENDICES

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**APPENDIX A**

**CHECKLIST TO CONFIRM**

**LACK OF AT-RISK UNITS**



Attachment A

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS  
PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

Jurisdiction Colusa

Date August 23, 1993

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:

New Construction  
Substantial or Moderate Rehabilitation  
Property Disposition  
Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

       there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

  x   units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until        (year).

2. Community Development Block Grant program (CDBG)

       jurisdiction has not used CDBG funds

  x   jurisdiction has not used CDBG funds for multifamily rental units

       although CDBG funds have been used for multifamily rental rehabilitation, staff responsible for this program indicate there are no affected units because  
\_\_\_\_\_

3. Redevelopment programs

  x   jurisdiction does not have a redevelopment agency

       redevelopment funds have not been used on multifamily rental units; or



although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because

\_\_\_ a) income-restrictions for occupancy were not required for existing units, or

\_\_\_ b) other reasons: \_\_\_\_\_

4. FmHA Section 515 Rural Rental Housing Loans

\_\_\_ jurisdiction has not been located in a qualifying rural FmHA area

\_\_\_ according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area

x FmHA staff checked the status of \* (see below) development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

\* Colusa Greens and Colusa Gardens

5. State and local multifamily revenue bond programs

x no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

\_\_\_ local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

x jurisdiction has not had an in-lieu fee or inclusionary program

\_\_\_ staff responsible for these programs indicate no affected units





Page Three  
Attachment A Checklist

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

  x   jurisdiction has no projects approved pursuant to this law

       staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he



**APPENDIX B**

**RESIDENTIAL DEVELOPMENT STANDARDS**

**BY ZONING DISTRICT**



## ARTICLE 5. R-1 SINGLE FAMILY RESIDENCE DISTRICT—REGULATIONS

Sec. 5.01 The following specific regulations and the general rules set forth in Article 30 shall apply in all R-1 Districts. It is intended that this district classification be applied in areas subdivided and used, or designated to be used for single family residential development.

### Sec. 5.02 Uses Permitted.

(a) One-family dwellings, including private garages, accessory buildings and uses.

(b) Agriculture, horticulture, gardening, keeping of animals as permitted by City Ordinance, but not including stands or structures for the sale of agricultural or nursery products.

(c) Underground utility installations, and above ground utility installations for local service except that substations, generating plants, public utility communication buildings and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line shall be discussed with the Planning Commission prior to acquisition.

(d) Public parks, schools, playgrounds, libraries, firehouses, and other public buildings and uses included in the Master Plan.

### Sec. 5.03 Uses Requiring Use Permits.

(a) Public parks, schools, playgrounds, libraries, firehouses and other public buildings and uses not included in the Master Plan.

(b) Private and religious schools, nursery schools and day care centers.

(c) Churches, home occupations.

(d) Golf and country clubs.

(e) Temporary real estate offices, tract sales offices and advertising signs, and tract construction offices and equipment yards, for a period of not more than twelve (12) months.

### Sec. 5.10 Minimum Height, Bulk and Space Requirements.

(a) Lot Area: 8,000 square feet.

(b) Lot Width: 80 feet, depth: 100 feet.

(c) Maximum Main Building Coverage: 35 percent of lot area.

(d) Front yard 25 feet.

(e) Side yard: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear yard: 20 percent of the lot depth; may not be less than 15 feet, need not exceed 30 feet.

(g) Building Height Limit: 2 and  $\frac{1}{2}$  stories, but not to exceed thirty-five (35) feet.

## ARTICLE 6. R-2 TWO FAMILY RESIDENCE DISTRICT—REGULATIONS.

Sec. 6.01 The following specific regulations and the general rules set forth in Article 30 shall apply in all R-2 Districts. It is intended that this district classification be applied where two-family dwellings are, or are intended to be the dominant use.

### Sec. 6.02 Uses Permitted:

(a) Uses as permitted in R-1 Districts (Sec. 5.02).

(b) Two-family dwellings.

### Sec. 6.03 Uses Requiring Use Permits.

(a) Uses as permitted in R-1 Districts. (Sec. 5.03).

### Sec. 6.10 Minimum Height, Bulk and Space Requirements. (Sec. 30.05e)

(a) Lot Area: 6,000 sq. ft. for single family dwellings.

3,500 sq. ft. per unit in duplex dwellings.

(b) Lot Width: Interior lots, 60 feet; depth: 100 feet.  
Corner lots 70 feet; depth: 100 feet.

(c) Maximum Main Building Coverage: 40% of lot area.

(d) Front Yard: 25 feet.

(e) Side Yard: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear Yard: 20% of lot depth, may not be less than 15 feet, need not exceed 30 feet.

(g) Building Height Limit: 2 and  $\frac{1}{2}$  stories, but not to exceed thirty-five (35) feet.

## ARTICLE 7. R-3 NEIGHBORHOOD APARTMENT DISTRICT—REGULATIONS.

Sec. 7.01 The following specific regulations and general rules set forth in Article 30 shall apply in all R-3 Districts. It is intended that this district classification be applied in areas where homes and small apartments are the desirable uses.

Sec. 7.02 Uses Permitted: Uses as permitted in the R-1 and R-2 Districts, three and four family dwellings.

Sec. 7.03 Uses Requiring Use Permits: Uses as permitted in R-1 Districts (Sec. 5.03).

### Sec. 7.10 Minimum Height, Bulk and Space Requirements: (Sec. 30.05e)

(a) Lot Area: 6,000 square feet for single family dwellings.

(b) Lot Width: 60 feet, depth: 100 feet.

4,000 sq. ft. per unit for duplexes.

2,650 sq. ft. per unit for triplexes.

2,000 sq. ft. per unit for quadrplexes.

(c) Maximum Main Building Coverage: 40% of lot area.

(d) Front Yard: 25 feet.

(e) Side Yards: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.



(f) Rear Yard: 20% of the lot depth, may not be less than 15 feet, need not exceed 30 feet.

(g) Building Height Limit: 2 and  $\frac{1}{2}$  stories, but not to exceed thirty-five (35) feet.

#### ARTICLE 8. R-4 GENERAL APARTMENT DISTRICT — REGULATIONS.

Sec. 8.01 The following specific regulations and the general rules set forth in Article 30 shall apply in all R-4 Districts. It is intended that this district classification be applied in areas where group dwellings and apartments are the logical and desirable uses.

##### Sec. 8.02 Uses Permitted:

(a) Uses permitted in the R-1, R-2, and R-3 Districts, group dwellings, multiple family dwellings and apartments.

(b) Parks, playgrounds, public and private schools, churches and religious institutions, libraries, day care centers and public buildings.

(c) Boarding and lodging houses.

(d) Private garages, or parking lots uncovered and screened by suitable walls or planting, when operated by or in conjunction with a permitted use.

(e) Subject to the securing of a use permit in each particular case; hotels, motels, hospitals, rest homes, sanitariums, mortuaries, and professional offices for doctors, dentists, architects, engineers, accountants, artists, authors, attorneys, real estate and insurance offices, medical and dental clinics, and other uses which, by formal action of the Planning Commission, are found to be similar to the foregoing; and clubs, lodges and fraternities, except those operated as a business or for profit.

(f) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use.

(g) Advertising signs pertaining directly to a permitted non-residential use on the property, and not to exceed one (1) sign of a maximum area of six (6) square feet for any such use, or as specified in use permit.

##### Sec. 8.10 Minimum Height, Bulk and Space Requirements: (Sec. 30.05e)

(a) Lot Area: 6,000 sq. ft. and otherwise as provided for R-3 Districts.  
1,500 sq. ft. per unit for apartments containing five (5) or more units.

(b) Lot Width: 60 feet, depth: 100 feet.

(c) Maximum Main Building Coverage: 60 percent of lot area, but within required setbacks.

(d) Front Yard: 25 feet.

(e) Side Yards: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear Yard: 20% of lot depth, may not be less than 15 feet, need not exceed 30 feet.

(g) Distances Between Main Buildings on Same Lot: 10 feet.

1. Group dwellings in a single row "side to side" series facing a side lot line; side yards to the rear of buildings, eight (8) feet; side yards in front of buildings, fourteen (14) feet.

2. Group dwellings in a double row "side to side" series facing a central court; side yards to the rear of buildings, eight (8) feet; width of central court, twenty-four (24) feet; distance between buildings, ten (10) feet.

3. The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than twelve (12) feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(h) Loading Area: As specified in Use Permit.

(i) Building Height Limit: 4 stories, but not exceed fifty (50) feet.





## ARTICLE 27 OFF-STREET PARKING REQUIREMENTS GENERALLY.

Sec. 27.01 Parking Requirements: At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged, or its capacity is increased, or the existing use is intensified, modified, or changed, and the cost of construction of said enlargement or intensification is 50 per cent or more than the value of the original building or structure as computed by multiplying by four the Colusa County Assessor's current assessed valuation of said original building or structure, there shall be provided for such new construction, enlargement or increased capacity and for the original building or structure the minimum off-street parking space for the total thereof, together with adequate provisions for safe ingress and egress, and such parking space shall at all times thereafter be maintained in connection with such building or structure. Any fractional space shall constitute one additional required space. For example, if computed requirements equal 9.2 spaces, ten spaces shall be required.

**EXCEPTION:** Presently zoned and developed commercial property is exempt from parking requirements.

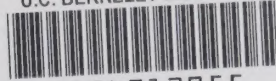
In the event the enlargement or increase in capacity or intensification of use of an existing building or structure has a cost of less than 50 per cent of four times the Colusa County Assessor's assessed value of the original building or structure, in such case only the minimum off-street parking space specified herein for such enlargement, increase in capacity or intensification of use shall be required, and the property owner shall not be required to bring the off-street parking requirements for the existing building up to existing Code requirements.

<u>Use</u>	<u>Off-Street Parking Space Requirements</u>
(a) Single-family dwelling	1 Single Car Garage or Carport.
(b) Two-family dwelling	1 garage space per dwelling unit.
(c) Multiple-family dwelling	1½ parking spaces per dwelling unit
(d) Hotel	1 parking space per bedroom plus 2 additional parking spaces.
(e) Motel	1 parking space for each unit plus 2.
(f) Church, social hall, club, lodge, community center or other place of public assembly	1 parking space for each 5 seats in the principal seating area, or 1 parking space for every 45 square feet in the principal seating area, whichever is the greater, plus 1 passenger loading space.
(g) Day nurseries	1 parking space for each 200 square feet of gross floor area, plus 1 passenger loading space.
(h) Convalescent hospital	1 parking space for each 3 beds within the facility.
(i) Mortuary	1 parking space for every 4 seats in the principal seating area plus 3 parking spaces or 1 parking space for each 40 square feet in the principal seating area, whichever is the greatest.
(j) Theatre	1 parking space for every 4 seats in the theatre.
(k) Bowling alley	5 parking spaces per each bowling lane plus 1 parking space for each 200 square feet of gross floor area devoted to accessory uses.
(l) Professional office and personal service	1 parking space for each 300 square feet of gross floor area plus 1 parking space per office.





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